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**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/5/2024

BCC MEETING DATE

TO: Joy Andrews, County Administrator

DATE: October 4, 2024

FROM: Keisha Fink, AICP, Principal Planner

PHONE: 904 209-0598

SUBJECT OR TITLE: PUD 2024-09 Robinson Improvement Company PUD

AGENDA TYPE: Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report

BACKGROUND INFORMATION:

Request to rezone approximately 2,673 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 3,332 residential dwelling units for property located on the north side of County Road 214, south of County Road 208 and between Interstate 95 and County Road 13A N.

1. IS FUNDING REQUIRED? No

2. IF YES, INDICATE IF BUDGETED. No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to enact Ordinance 2024-____, approving PUD 2024-09 Robinson Improvement Company, based on ten (10) findings of fact as listed in the staff report.

DENY: Motion to deny PUD 2024-09 Robinson Improvement Company, based on ten (10) findings of fact as listed in the staff report.

For Administration Use Only:

Legal: Kealey West 10/22/2024

OMB: ARM 10/22/2024

Admin: Brad Bradley 10/24/2024



Growth Management Department
Planning Division Report
Application for Planned Unit Development Rezoning
PUD 2024-09 Robinson Improvement Company PUD

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Keisha Fink, AICP, Principal Planner

Date: October 21, 2024

Subject: **PUD 2024-09 Robinson Improvement Company PUD**, a request to rezone approximately 2,673 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,332 residential dwelling units.

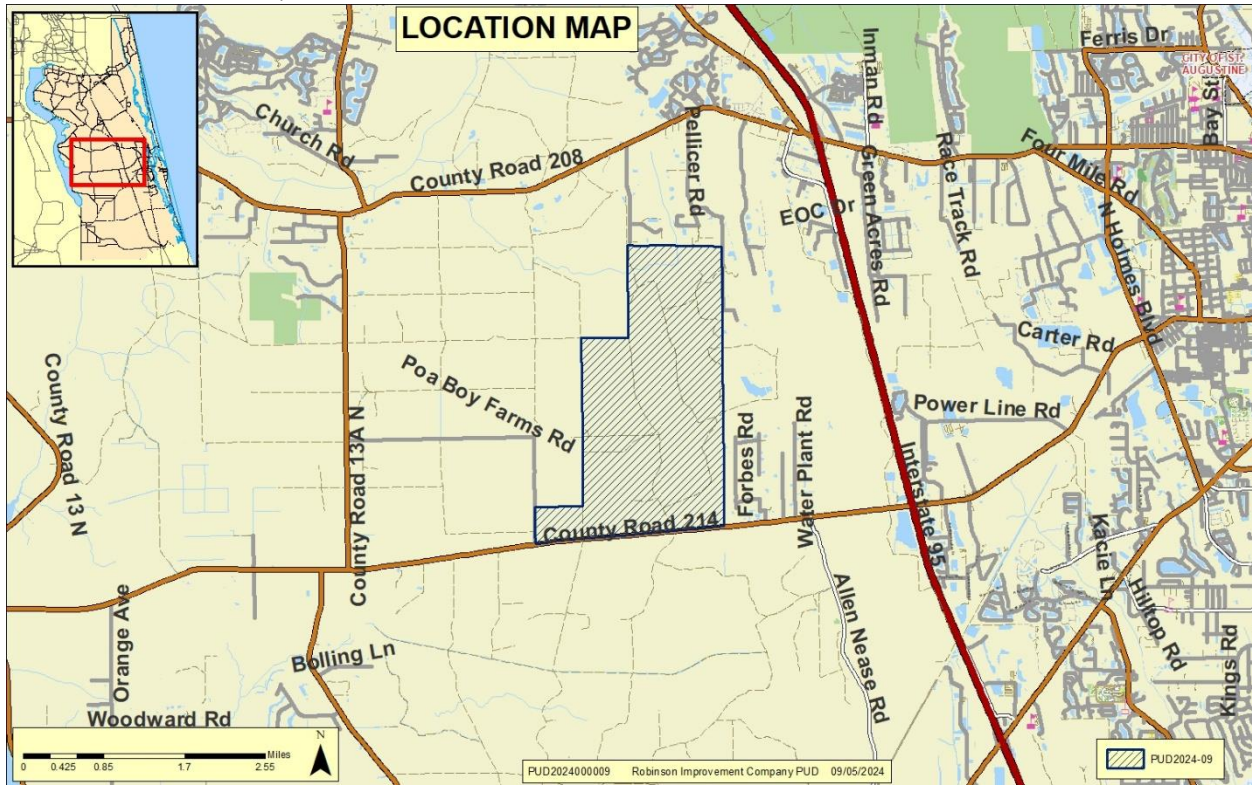
Applicant: Lindsay Haga, AICP, England-Thims and Miller, Inc

Hearing Dates: Planning and Zoning Agency – October 17, 2024
Board of County Commissioners- November 5, 2024

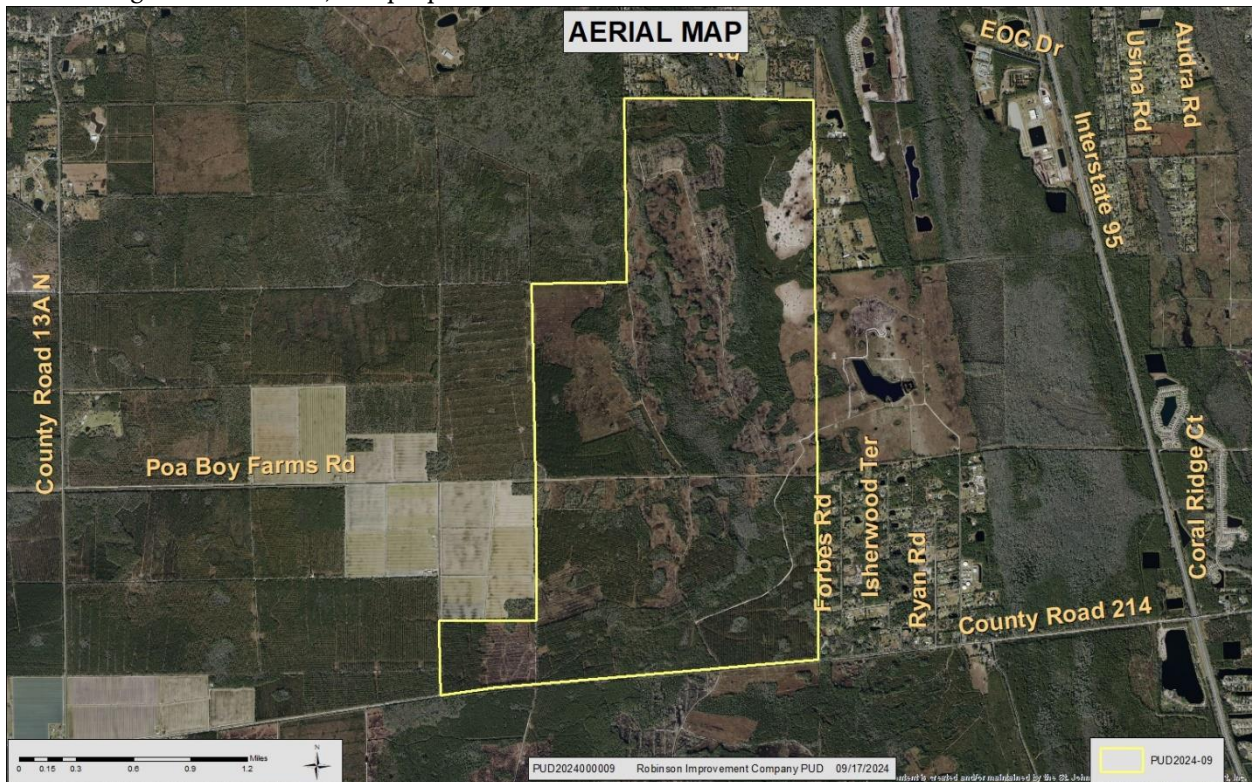
Commissioner District: District 2

MAP SERIES

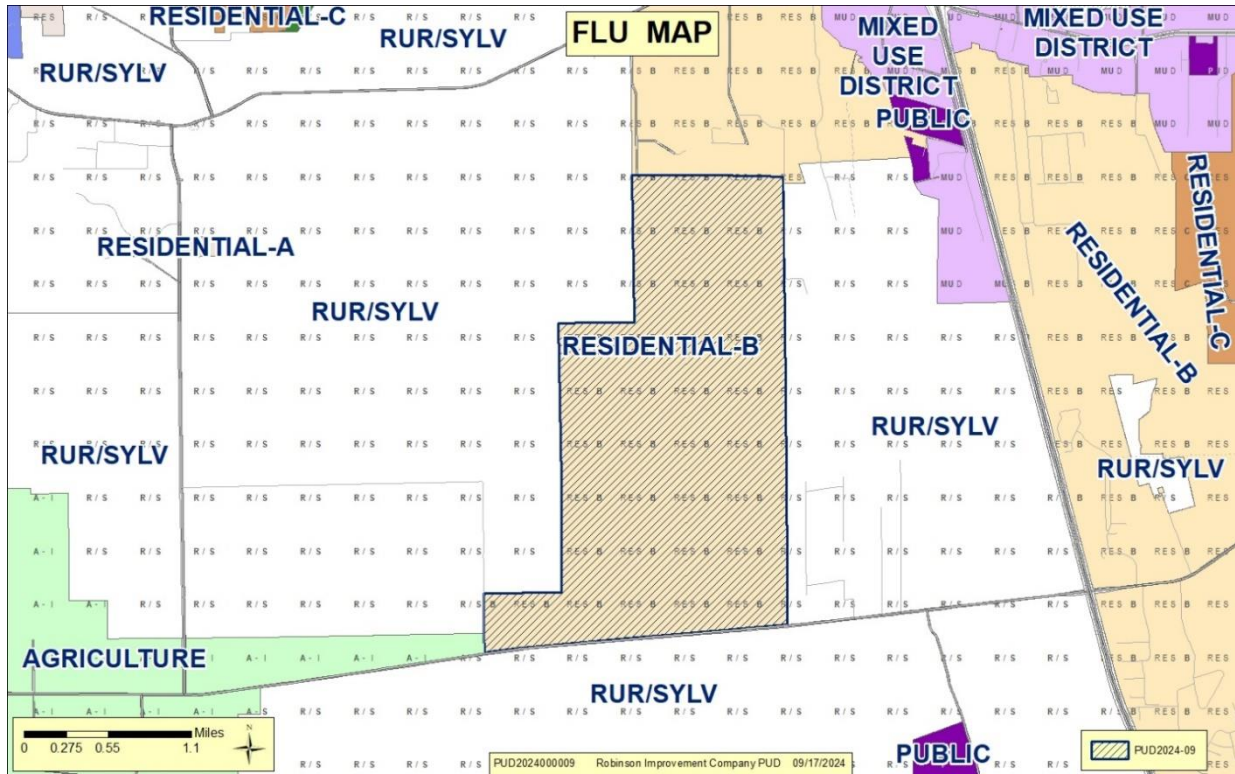
Location: The subject property is located north of County Road 214, south of County Road 208, and between Interstate 95 and County Road 13A N.



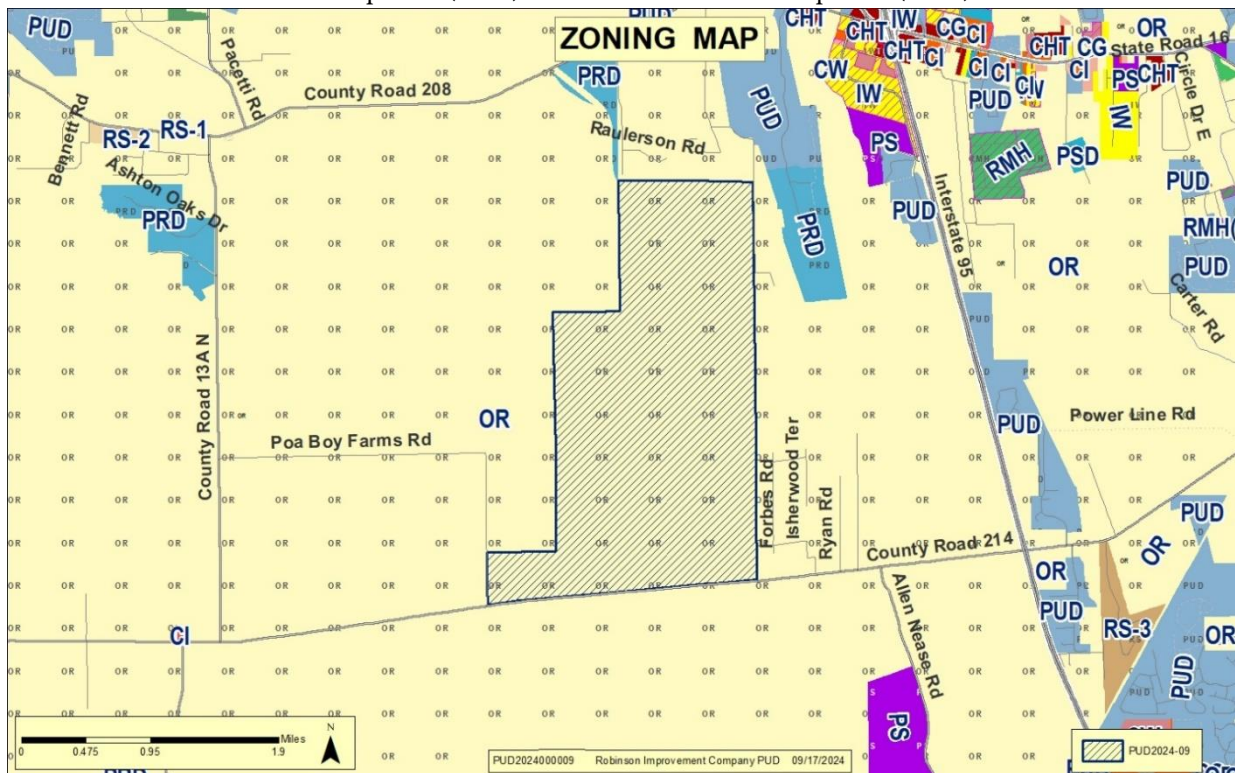
Aerial Imagery: The subject property contains approximately 2,673 acres of land. Much of the parcel has been historically used for timber harvesting with some lands remaining wooded wetlands. Properties west and south are agricultural in use, and properties north and east are residential in use.



Future Land Use: The subject property is designated Residential-B (Res-B) with surrounding lands mainly designated Rural Silviculture (R/S). A portion of lands to the southwest are designated Agriculture (AI) and to the north are Residential-B (Res-B).



Zoning District: The subject property is currently zoned Open Rural (OR), with a request to Planned Unit Development (PUD). Surrounding properties are also zoned Open Rural (OR). Developments further north are zoned Planned Rural Development (PRD) and Planned Unit Development (PUD).



APPLICATION SUMMARY

The Applicant seeks to rezone approximately 2,673 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of an 'Agrihood' development with a maximum of 3,332 residential dwelling units.

The PUD is proposed to develop consistent with the following phases:

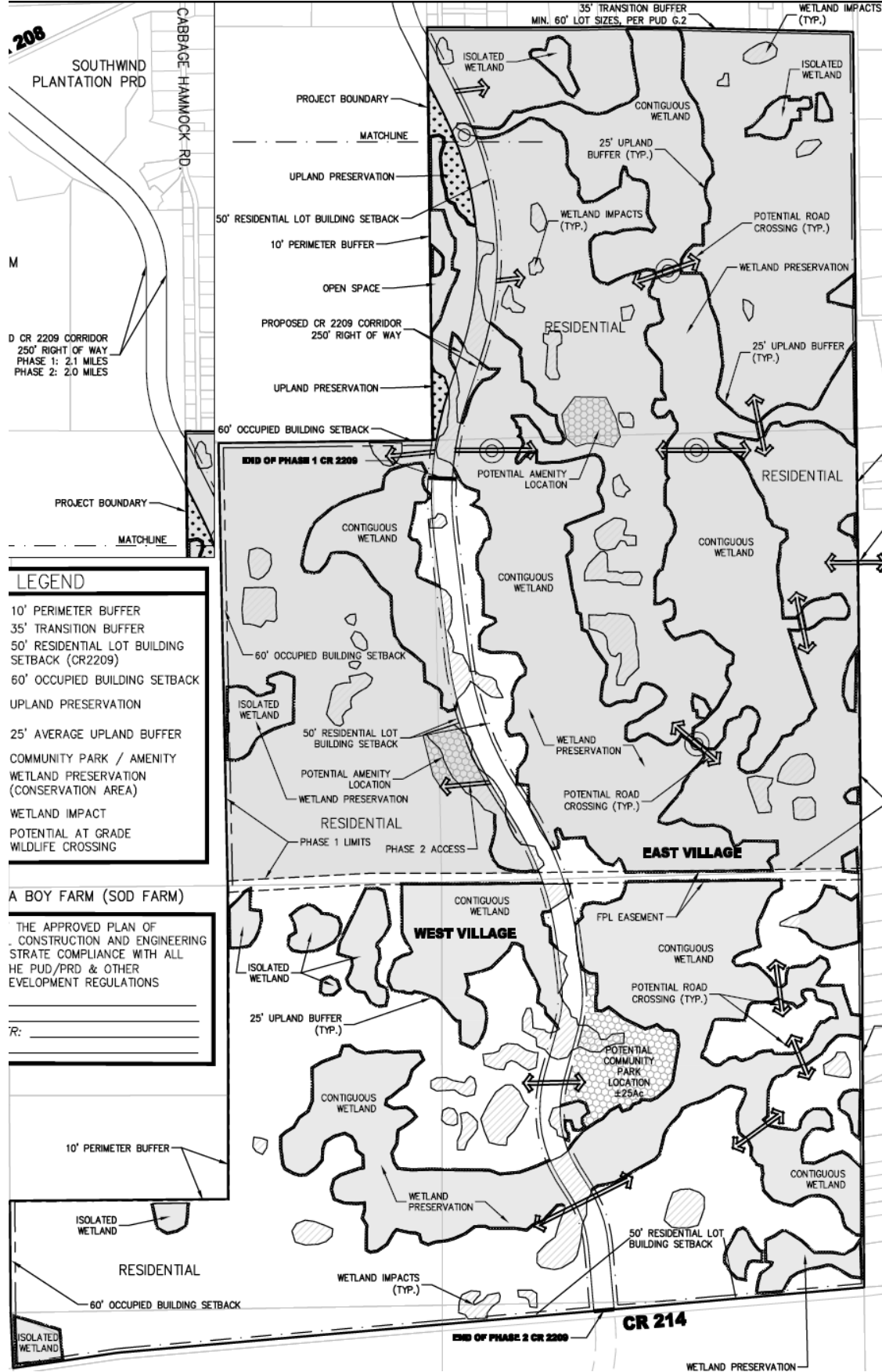
PHASE	RESIDENTIAL
Phase 1:	1,038 Single Family
	170 Townhomes
	457 Age Restricted Single Family
Phase 2:	1,039 Single Family
	170 Townhomes
	458 Age Restricted Single Family

The proposed development will be developed across approximately 2,673 acres of land, including approximately 1666 acres of uplands, and preserving a minimum of 885.7 acres of wetlands, which will be placed under conservation as part of the environmental permitting process. Approximately 46 acres of the property will be dedicated to community or neighborhood park areas.

Residential uses are permitted in all areas of the Property and may include several types of residential development, such as single-family detached, single-family attached, townhome, duplex home, zero lot line/single-family attached, Traditional Neighborhood Residential (TNDR), and age-restricted.

The PUD Master Development Plan Map and Text provides detailed development standards for each residential type as provided below within the MDP Map and Development Summary Table. Full development standards are provided within the PUD Text Section G.2 along with the Unified Sign Plan as Part of Exhibit D. The MDP Text, Map, and Unified Sign Plan are made part of **Attachment 1**.

Proposed Master Development Plan Map:



LEGEND

- 10' PERIMETER BUFFER
- 35' TRANSITION BUFFER
- 50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
- 60' OCCUPIED BUILDING SETBACK
- UPLAND PRESERVATION
- 25' AVERAGE UPLAND BUFFER
- COMMUNITY PARK / AMENITY
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- POTENTIAL AT GRADE WILDLIFE CROSSING

A BOY FARM (SOD FARM)

THE APPROVED PLAN OF CONSTRUCTION AND ENGINEERING STRATE COMPLIANCE WITH ALL HE PUD/PRD & OTHER EVELOPMENT REGULATIONS

DR: _____

10' PERIMETER BUFFER

ISOLATED WETLAND

RESIDENTIAL

60' OCCUPIED BUILDING SETBACK

ISOLATED WETLAND

Proposed Development Summary:

DEVELOPMENT SUMMARY	
1. DEVELOPMENT PHASING PROGRAM	
	RESIDENTIAL
PHASE 1	1038 SINGLE FAMILY 170 TOWNHOME 457 AGE RESTRICTED SF
PHASE 2	1039 SINGLE FAMILY 170 TOWNHOME 458 AGE RESTRICTED SF
TOTAL	3332 DWELLING UNITS
*REFER TO SECTION R, PUD TEXT. IN NO EVENT SHALL CERTIFICATES OF OCCUPANCY BE ISSUED PRIOR TO JANUARY 1, 2028, AND IN NO EVENT SHALL MORE THAN 500 CERTIFICATES OF OCCUPANCY BE ISSUED PRIOR TO JANUARY 1, 2030.	
2. PROJECT AREA SUMMARY (DATA IS APPROXIMATE):	
	TOTAL PROJECT AREA (APPROXIMATE) = 2673.00± Ac.
	UPLANDS = 1666.00± Ac.
	WETLANDS = 1007.00± Ac.
	CR2209 WETLAND IMPACTS (MIN. APPROXIMATE) = 24.80± Ac.
	OTHER WETLAND IMPACTS (MIN. APPROXIMATE) = 98.40± Ac.
	TOTAL WETLAND IMPACTS (MIN. APPROXIMATE) = 123.20± Ac.
	WETLANDS CONSERVATION (MIN. APPROXIMATE) = 885.70± Ac.
	MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) REQUIRED= 668.25± Ac.
	MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) PROVIDED= 1037.77± Ac.
	UPLAND BUFFER ADJACENT TO WETLANDS= 94.05± Ac.
	UPLAND PRESERVATION AREAS (5% OF UPLAND NATURAL VEGETATION, NOT INCLUDING SNCH)= 83.30± Ac.
	SIGNIFICANT NATURAL HABITAT ACRES TO BE DETERMINED (10% OF SNCH) = UPON SITE VISIT
	COMMUNITY/NEIGHBORHOOD PARKS 5 AC/1000 POPULATION 3332 UNITS X 2.75PPH=9163 9.16 X 5 = 45.80± Ac.
3. BUFFER/BUILDING SETBACK	
	AVERAGE UPLAND BUFFER WIDTH 25'
	MINIMUM UPLAND BUFFER WIDTH 15'
	BUILDING SETBACK 25'
4. OPEN SPACE REQUIRED (25%)= 668.25± Ac.	
OPEN SPACE PROVIDED= 1037.77± Ac.	
5. PROJECT IDENTIFICATION SIGNAGE & MONUMENTATION SHALL COMPLY WITH THE PUD.	
6. ADDITIONAL PARK LOCATIONS WILL BE SHOWN ON INCREMENTAL MDP'S	

WAIVERS

The Applicant requests 16 waivers from the Land Development Code. Requested waivers are provided below with the Applicant's justification and staff analysis.

1. Waiver from LDC Section 2.02.05, Temporary Uses

Provided Justification: The PUD will include recreational amenities and facilities to support the residential units. Such amenities and facilities may include, but not be limited to, resident event spaces where outdoor events, festivals, concerts, community markets, open air markets, food truck events and other gatherings may occur. Food and beverages (including alcoholic beverages) may be served or sold at such events. The aforementioned events may occur on the parcels labeled Amenity and Open Space on the MDP.

Staff Analysis: LDC Section 2.02.05 list allowable temporary uses in non-residential districts, which does not allow such uses by right, without the requirement of Part 9.01.00 for the issuance of Development Permits. It is suggested that applicant limit the number of days or a not to exceed period for each intended temporary use. The applicant shall also identify all non-residential locations including commercial areas that these temporary uses will be permitted.

2. Waiver from LDC Sections LDC Sections 2.02.04.B.5. and 2.02.04.B.8, Accessory Uses

Provided Justification: The Applicant is requesting a waiver from the requirements that all mechanical equipment such as air conditioning units, pool mechanical equipment, utility meters, or other utility service equipment and all swimming pools including screened enclosures be set back a minimum of five (5) feet from property lines, and meet minimum yard requirements. There will be a variety of housing types and sizes, and in order to make efficient use of the land the Applicant would like the ability to provide a minimum of three (3)-foot setbacks for mechanical equipment, swimming pools and screened enclosures in certain sections of the project. Screening from adjacent uses shall be required where the three (3) foot setback is applied.

Staff Analysis: With the reduction of the required side or rear yard setback for HVAC pad and unit, pool equipment and/or other equipment designed to serve the main Structure, the applicant is encouraged to mitigate for the potential for noise by providing landscape screening or fencing around mechanical units.

3. Waiver from LDC Section 4.01.05.C.6, Trees and Other Vegetation

Provided Justification: This waiver is requested to allow silvicultural harvesting up to the time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which St. Johns County approvals will be requested within the four (4) year period after land clearing. The site will be required to meet the minimum required tree inches per acre after completion of construction per the Land Development Code. A Site Plan including a Protected Trees Inventory will be provided in accordance with Section 4.01.05.F St. Johns County Land Development Code.

Staff Analysis: Following the rezoning of the Property, the applicant will proceed with final survey, design and permitting each phase of development inclusive of a Protected Tree Survey.

4. Requested waiver from **LDC Sections 5.03.03.B.1.b-d, Setbacks and 6.03.01, Fire Protection**

Provided Justification: This waiver is requested to allow the building setbacks and development site criteria for residential development to be as specified in Section G of the MDP. The Applicant is requesting waivers from the requirements that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted projections into the side yard setback, that there be a five (5)-foot setback for all accessory structures, that there be a minimum of twenty- five (25) feet from the edge of any sidewalk, and that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of ten (10) feet for residential development. There will be projections into the required five (5) foot side yard and all buildings will be located a minimum of ten (10) feet apart, as measured from outer wall to outer wall. The waiver is justified because it will accommodate the design concept for a wide variety of housing options, as well as the TNDR concept of bringing the community and streetscape into proximal relationship. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review. To ensure adequate public safety, the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

Staff Analysis:

Reduced setbacks may be mitigated by fire protection standards prescribed by the PUD Text. Staff notes reduced setbacks considerably limit accessory structure locations and may constrain drainage areas located between properties.

5. Request a waiver from **LDC Section 5.03.02.G.2, MDP Map**

Provided Justification: The application is requesting a waiver from the requirement to provide a detailed site plan for the buildout program. This PUD includes the first Incremental MDP map with the depiction of CR 2209 at the intersection with CR 208. The project allows for phased development, including a mix of residential types. Incremental MDP Maps will be submitted depicting, in detail, the initial phase of development and a general depiction of the proposed uses for the remaining portion(s) of the project. Subsequent incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases before construction plan approval of those phases.

Staff Analysis: Master Development Plan (MDP) maps are provided with the MDP Text to ensure that each phase of development is planned and related to previous development, surrounding properties, and the available public facilities and services. It is recommended that the applicant adhere to the requirements of LDC Sec. 5.03.02.G.2 and provide a Master Development Plan Map that shall be a detailed Site Plan, as appropriate, that depicts the proposed development within the PUD.

6. Request a waiver from **LDC Section 6.01.04.B.1,3,5-7, Zero Lot Line Residential**

Provided Justification: This waiver allows area, height, and bulk regulations for Zero Lot Line Residential unique to the TNDR Zero Lot line residential. This waiver is justified due to the design and lot layout of the project. Locating the home architecture closer to the forefront of the streetscape creates a better overall aesthetic. It also narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.

Staff Analysis: The MDP Map does not depict the location of the proposed concentration of residential development nor demonstrate the areas of remaining to be used for recreation and/or open space. This type of development pattern may be useful in preserving environmentally sensitive areas or supporting affordable housing opportunities due to the reduction in lot area. To ensure compatibility with various types of residential lot sizes, the location of Zero Lot Line Residential development could be identified on the MDP map.

7. Request a waiver from **LDC Section LDC Part 7.00.00, Signs**

Provided Justification: This is a waiver from LDC Article VII, Section 7.02.00 that authorizes signage within all areas of the PUD in accordance with the Unified Sign Plan (USP). All areas of the PUD shall be considered as a single premises for the purposes of sign regulations, without regard to ownership of individual parcels. The PUD shall be subject to the USP included as **Exhibit D** of the PUD Ordinance, including the CR 2209 right of way immediately south of CR 208. Signage allowed under the USP shall also be allowable within the CR 2209 right of way adjacent to CR 208 and shall not be considered off-site signage, and may include a project identification or monument sign subject to the provisions of the USP.

Staff Analysis: The applicant has provided a Unified Sign Plan (USP) for the proposed development that meets the intent of the Sec. 7.00.00. However, with the residential and agricultural nature of the proposed development it is recommended that the increased Sign height along CR 2209 be reduced to a height that is in character with the surrounding neighborhoods.

8. Request a waiver from **LDC Section 6.01.03.E.3, Front Yards on Corner Lots**

Provided Justification: This waiver allows a ten (10)- foot setback on the secondary road for corner lots and to allow this yard to be defined as a side yard for regulatory purposes as specified in Section G of this Text. When a garage access is located on the side of the home, the setback shall be 20 feet to the face of the garage. This waiver is justified because locating the home closer to the forefront of the streetscape on the second side creates a better overall aesthetic and will be consistent with the setback dimension along the street façade as the front of adjacent homes will also be set back ten feet. In addition, the 10-foot setback on the second front yard on corner lots narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.

Staff Analysis: For consistency with LDC Section 6.01.3.E.3, it is recommended that that secondary front yards are called “Secondary Front Yards” and not a side yard. This eliminates the presence of

mechanical equipment such as A/C condensers, pool equipment and on demand generators located within the front yard of a corner lot.

9. Request a waiver from **LDC Section 6.04.05.K, Access Management for Major Collectors**

Provided Justification: This waiver is requested to reduce the spacing of the first full median opening on CR2209 from CR214. This full median opening provides access to the residential community in the western village and the mix of commercial and residential in the eastern village. The full median opening cannot be shifted further north due to the wetland preservation areas located on both sides of CR2209.

Staff Analysis: Staff may administratively approve deviations of up to ten percent of the access management spacing requirement. The applicant is requesting deviation up to fifteen percent, which staff does not object to, so long as the applicant is able to provide engineering analysis in support of the spacing request. Staff notes there are existing access spacing deviations along CR 2209.

10. Request a waiver from **LDC Sections 6.04.07.D Minimum Lane & Shoulder Widths, 6.04.07.H.5 Sidewalks, and 6.04.07.H.4 Minimum Sidewalk Width**

Provided Justification: This waiver is requested to allow both multi-use paths and sidewalks to have a meandering path that may be located inside and outside of the right-of-way. Where multi-use paths or sidewalks are located outside of the right-of-way, the developer shall provide access and maintenance easements in a form suitable to St. Johns County. The waiver is justified because it will allow a more visually pleasing, undulating route for pedestrian experience.

Staff Analysis: Shared-Use paths that are paved, off-street travelways that serve bicyclists, pedestrians, and other nonmotorized modes of travel shall provide adequate buffering requiring trees and landscaping from motorized means of transportation.

11. Request a waiver from **LDC Section 6.04.07.H.4 Minimum Sidewalk Width**

Provided Justification: This waiver is requested to require sidewalks a minimum of 4 feet in width within the PUD along local roads, except on cul-de-sacs with four or less lots. This waiver is justified because it makes little sense to provide sidewalks on such facilities where there would be little or no pedestrian usage and minimal vehicular traffic. In some areas, where portions of the cul-de-sac are adjacent to wetlands, Upland Buffers or other undeveloped areas that serve no homes, there would be no residents to plant, edge, irrigate and maintain grass around the terminus. Native plantings are encouraged in these areas that require minimal maintenance by the HOA, CDD or POA and will result in reduced impervious surface area and irrigation requirements.

Staff Analysis: Staff does not object to the requested waiver. The waiver request is typical of similar projects, the terminal end of local roads does not necessitate sidewalk around the entire cul-de-sac.

12. Request a waiver from **LDC Sections 6.05.02.A Off-Street Parking Required, 6.05.02.B Joint Use Facilities and 6.05.02.D Methods of Providing Required Parking and Loading**

Provided Justification: This waiver is requested to allow on-street parking and to allow shared parking areas to provide for all uses with no limitation on distance to use served subject to County review and approval. On-street parking shall only be permitted on local roads and the developer shall provide a maintenance and hold harmless/indemnification agreement in a form suitable to St. Johns County. The waiver is justified by the more efficient use of space, reduction in paved surfaces, and will ultimately allow a more pedestrian-scaled community to be developed.

Staff Analysis: The intent of LDC Sec. 6.05.02 Parking and Loading Standards, is to provide adequate parking and loading zones for principal use(s). The applicant has not provided sufficient information on the number of shared parking areas and where loading will occur. Also, any parking or loading within St. Johns County Right-of-way shall adhere to LDC Sec. 6.05.02.B whereas, An agreement, with St. Johns County as one of the parties with a right of enforcement, for such joint use, in the form of a reciprocal Easement acceptable to the Office of the County Attorney shall be filed with the County Administrator and recorded with the Clerk of the Circuit Court of St. Johns County, Florida.

13. Request a waiver from **LDC Section 6.06.04.B Screening**

Provided Justification: This waiver is requested to the requirement for buffers and screening between uses interior to the PUD. The waiver is justified by the planned nature of the development allowing such adjacent uses to be compatible. Appropriate land use buffers and screening will be provided where adjacent to uses outside of the PUD except where wetlands or other vegetative open space will serve to provide the necessary separation.

Staff Analysis: The proposed PUD is residential in character and should not require substantial internal buffering between internal uses.

14. Request a waiver from **LDC Sections 6.02.05.C.6 Buffer Walls, 6.06.04.B.6 Areas Adjacent to Arterials and Major Collectors and Section 5.03.03.B.1.e Setbacks for Residential Subdivisions**

Provided Justification: This waiver is requested to the requirement for a wall, or landscaped earthen berm to be erected between CR 2209 and other Arterial and Major Collector Roadways and subdivisions. This waiver only applies where there are intervening forested wetlands providing an adequate buffer between the lots and the roadway. A landscaped buffer will be provided in such areas that meets all other requirements of Screening Standard B. The waiver is justified because it will minimize the need to unnecessarily impact forested wetlands to provide the required buffer material.

Staff Analysis: The intent of LDC Sections 6.02.05.C.6, 6.06.04.B.6 and Section 5.03.03.B.1.e Sec. 5.03.03.B., is to protect Residential Lots from the adverse impacts of Arterial and/or Major Collector Right-of-Way. The applicant has not sufficiently demonstrated how a relaxation of the minimum 50 foot setback from CR 2209 Right-of-Way, the reduction in screening and /or lack of a berm or wall will be mitigated and relieve Residential Lots along CR2209.

15. Request a waiver from **LDC Section 7.02.06.B Signs for the purpose of Ingress, Egress or Direction**

Provided Justification: This waiver is requested to allow Directional and Wayfinding signs for safety purposes and for traffic circulation purposes. Directional signs shall meet the requirements of the Code; Wayfinding signs shall be permitted a maximum ADA of 18 square feet and shall not exceed 6 feet in height. Directional and Wayfinding sign locations will be depicted on construction plans. This waiver is justified by the use of wayfinding signage to provide direction internal to the RIC PUD. Wayfinding signage will not be visible outside of the project, therefore there will be no impact to the public created by this requested waiver.

Staff Analysis: Per Sec. 7.02.06.B the applicant is encouraged to address traffic circulation and safety for any proposed Directional and Wayfinding signs.

16. Request a waiver from **LDC 7.06.01.A Signs at Entrances Residential Subdivision and 7.06.01.B Signs at Entrances Mixed or Non-Residential Projects**

Provided Justification: This waiver is requested to allow Project Identification Monument signs at the residential development entrances as identified on the USP Signage Master Plan map by either one (1) double faced sign or two (2) single faced signs. These sign(s) shall be a maximum of thirty (30) feet tall, with an ADA no greater than fifty-five (55) square feet in size per sign face area for residential development. The ADA will be located no higher than 15 feet above finished grade. This waiver is justified due to the fact that this is on a major controlled access road, CR 2209, and development will be buffered behind linear strands of forested wetlands. The increased height will provide a better project identification entrance feature that will clearly define the subdivision entry. This signage will also be integral to the overall theming of the community.

Staff Analysis: The Applicant has proposed a Project Identification Monument signs of a maximum of 30 feet tall, twice in height set forth in LDC Sec. 7.06.01.A and B. Increased sign sizes may be appropriate depending on the size and scale of surrounding facilities.

DEPARTMENTAL REVIEW

The Planning and Zoning Division routed this application to all appropriate reviewing departments.

Office of the County Attorney Review:

Planned Unit Developments are considered rezonings. This application is subject to the general standards outlined in Board of County Commissioners of *Brevard County v. Snyder*, 627. So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all the testimony presented at the evidentiary hearing(s).

Environmental Division Review:

After the Planning and Zoning Agency (PZA) meeting on October 17, 2024, the environmental division requested clarification on what appeared to be a scrivener's error between the MDP Text and MDP Map with regards to impacted acreages and preserved acreages of wetlands. The most recent resubmittal of the MDP Text and MDP map in revision 4 adequately addresses this comment.

For clarity, the minimum acreage of wetland impacts contemplates the likelihood of additional impacts during individual residential lot development but is estimated because jurisdictional wetland data has not been provided nor is required at this phase of the development review. Following the rezoning of the Property, the applicant will proceed with the final survey, design, and permitting of each phase of development.

Technical Division Review:

The subject property does appear to contain portions of FEMA designated Flood Zone A, without established Base Flood Elevation data. The development of this property will need to comply with the County's floodplain management regulations under Article 3.00 of the LDC

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Fire Services Review:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel 028120-0606, as well as the current primary fire station location at 235 Murabella Parkway and creditable water supply, ISO would assign a rating of Class 3.

Transportation/Concurrency Division Review:

Access to the proposed development is planned as construction of CR 2209 from CR 208 to CR 214 in two phases. Phase 1 will include access to CR 208 initially and then to CR 214 in Phase 2. A companion Development Agreement has been submitted that proposes to construct CR 2209 2 lanes from CR 208 to the PUD boundary, then 4-lanes within the development to CR 214 to satisfy the required transportation proportionate share for the proposed development at an estimated cost of \$49,030,159.

Traffic Impact Analysis

The following assessment is a traffic impact analysis for the proposed Robinson Improvement Company (PUD 2024-09) pursuant to the formal Application for Concurrency Determination (CONMAJ 2024-05) currently in review for the development of 3,332 residential units, consisting of 2,077 single family detached, 340 multi-family low-rise units, and 915 age-restricted single-family units.

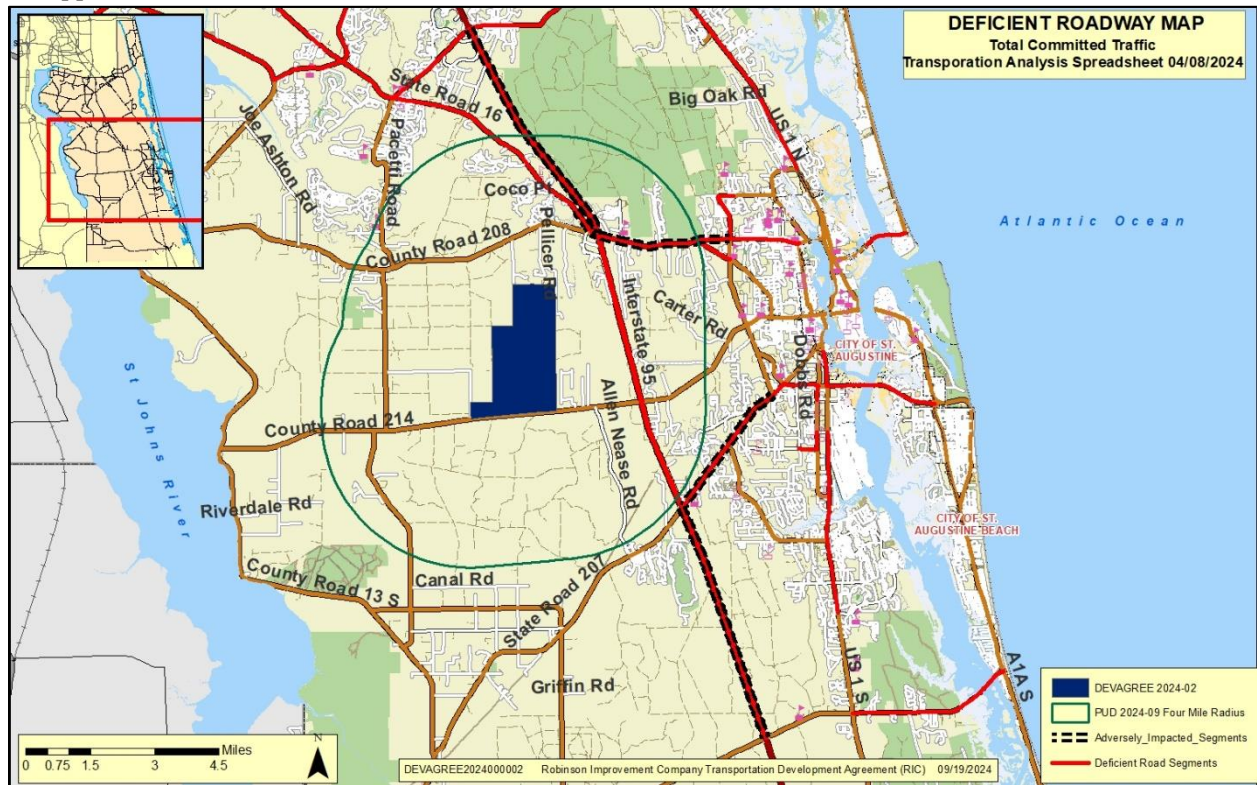
The proposed residential development is estimated to generate 22,587 daily trips, which includes 1,515 trips during the AM peak hour and 2,136 trips during the PM peak hour.

Transportation Proportionate Fair Share Analysis

The standard 4-mile radius study area was expanded as requested by staff to include impacted roadway segments outside the 4-mile radius as allowed by Section G.1.b of the Traffic Impact Study Methodology and Procedures, Appendix A of the Land Development Code. Based on the current roadway status within the study area (Transportation Analysis Spreadsheet dated 4/8/2024), **the following roadway segments have been determined to be adversely impacted based on total committed traffic:**

Roadway Segment	Percent Capacity Utilized Total Committed Traffic (Includes pending applications in review)	Percent Capacity Utilized Total Committed plus project traffic
Link 92.2 (SR 16 from West Mall Entrance to I-95)	112.07%	128.69%
Link 93.1 (SR 16 from I-95 to Inman Rd)	175.90%	183.89%
Link 93.2 (SR 16 from Inman Rd to Four Mile Rd)	165.26%	170.3%
Link 94 (SR 16 from Four Mile Road to Woodlawn Road)	107.29%	111.76%
Link 108 (SR 207 from I-95 to Wildwood Dr)	104.67%	110.94%
Link 109 (SR 207 from Wildwood Dr to Holmes Blvd)	131.52%	138.21%
Link 129 (I-95 from SR 206 to SR 207)	100.06%	102.13%
Link 131 (I-95 from SR 16 to International Golf Pkwy)	113.36%	115.96%

Deficient Roadways Map: The following map displays deficient roadway segments within the study area. Adversely impacted segments are those roadway segments within the study area that are currently over 100% of capacity (Deficient) based on total committed traffic and are impacted by project traffic at 1% or greater of the approved maximum service volume.



The concurrency review has been completed and the required proportionate fair share has been determined to be \$46,877,922 based on staff calculation. **The applicant has provided an updated PFS calculation that differs from the staff calculation. The final proportionate share and transportation mitigation costs will be provided in the staff report for the companion Development Agreement, also schedule on the November 5, 2024 BCC meeting.**

The current status of construction and/or proportionate share commitments for the adversely impacted segments is provided in the table below. It is proposed in the companion Development Agreement that the project will construct CR 2209 from CR 208 to CR 214 to satisfy the required proportionate share for transportation mitigation at an estimated cost of approximately \$49,030,159, which exceeds the required proportionate share by approximately \$2,152,237 (subject to final proportionate share and transportation mitigation costs).

Impacted Roadway Commitments

Link ID	Roadway	Improvement Needed	Estimated Improvement Costs (2024)	Current Commitments	Current Status	Project PFS
92.2	SR 16 (West Mall Ent to I-95)	Widen 4 to 6 Lanes (Urban)	\$15,435,892	FDOT Interchange improvements currently under construction	Remainder Unfunded	\$5,343,906
93.1	SR 16 (I-95 to Inman Rd)	Widen 4 to 6 Lanes (Urban)	\$ 6,720,565	FDOT Interchange improvements currently under construction	Remainder Unfunded	\$1,118,974
93.2	SR 16 (Inman Rd to Four Mile Rd)	Widen 4 to 6 Lanes (Suburban)	\$31,811,905	No Commitment for 6-laning	Unfunded	\$3,343,431
94	SR 16 (Four Mile Rd to Woodlawn Rd)	Widen 4 to 6 Lanes	\$13,220,129	No Commitment for 6-laning	Unfunded	\$1,229,472
108	SR 207 (I-95 to Wildwood Dr)	Widen 4 to 6 Lanes	\$29,795,394	No Commitment for 6-laning	Unfunded	\$3,801,892
109	SR 207 (Wildwood Dr to Holmes Blvd)	Widen 4 to 6 Lanes	\$27,679,257	No Commitment for 6-laning	Unfunded	\$3,891,704
129	I-95 (SR 206 to SR 207)	Widen 6 to 8 Lanes	\$72,194,729	No Commitment for 8-laning	Unfunded	\$4,656,560
131	I-95 (SR 16 to IGP)	Widen 6 to 8 Lanes	\$71,062,756	No Commitment for 8-laning	Unfunded	\$5,656,595
	PFS FOR EXISTING ROADS		\$267,920,628			\$29,042,534

Proposed Mitigation (CR 2209)

	Roadway	Proposed Construction	Estimated Cost (2024)	Current Commitment	Current Status	Project PFS
PHASE 1	CR 2209 (CR 208 to PUD Boundary)	Construct 2-lanes; design 6 lane; 1.07 miles	\$12,207,970	Proposed for construction by RIC	Funded by RIC	\$7,105,039
PHASE 1	CR 2209 (PUD Boundary to Phase 1)	Construct 4-lanes; design 6-lane; 1.02 miles	\$11,787,396	Proposed for construction by RIC	Funded by RIC	\$3,287,505
PHASE 2	CR 2209 (Phase 1 to CR 214)	Construct 4-lanes; design 6-lane; 2.04 miles	\$25,034,793	Proposed for construction by RIC	Funded by RIC	\$7,442,844
	PFS FOR CR 2209		\$49,030,159			\$17,835,388
	TOTAL PFS					\$46,877,922

County Road 2209 Status:

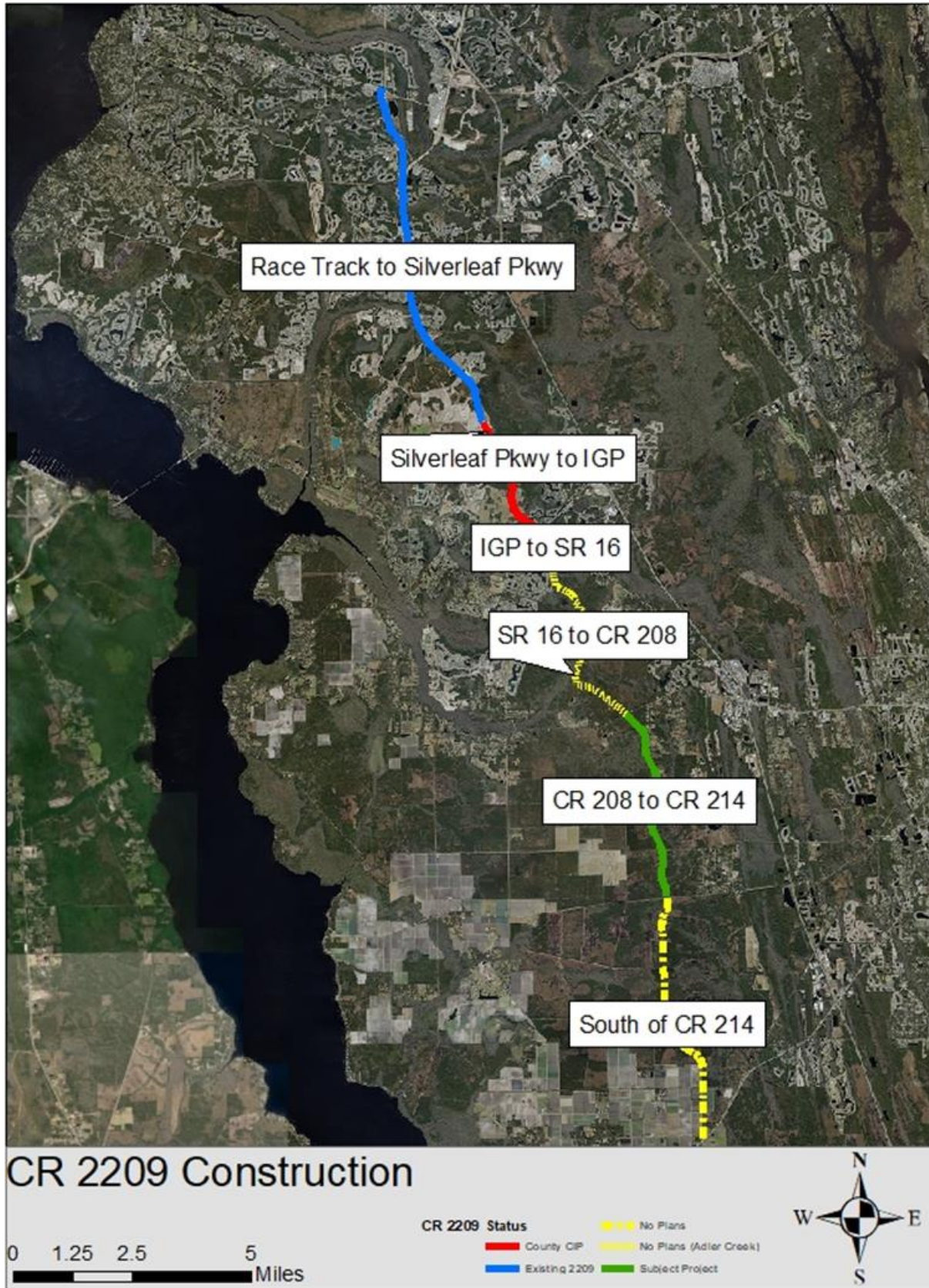
County Road (CR) 2209 is constructed from Race Track Road at its northernmost end to Silverleaf Park at its southernmost end as a 4-lane roadway with Right Of Way (ROW) to accommodate up to 6 lanes. From its current terminus in Silverleaf, the County, as part of its Capital Improvement Program, is under design and construction to continue the 4-lane roadway from Silverleaf Parkway to State Road (SR) 16. The project has an estimated completion of December 2025.

From SR 16 to CR 208, the County has acquired all necessary Right-of-Way. Currently, there are no plans for the construction of CR 2209 between SR 16 and CR 208. It is noted that the Adler Creek Comprehensive Plan Amendment (Ordinance 2021-87) intends to take access from CR 2209, but there is no active rezoning at this time for the project.

The Applicant's current proposal is to construct CR 2209 from CR 208 to CR 214 at variable lane configurations. Between CR 208 and the project's northern boundary, the proposal is to construct a 2-lane divided roadway, with future plans for 4 lanes. From the project boundary to CR 214, the applicant has proposed to construct a 4-lane divided roadway using the same cross-section as the County's Capital Improvement Plan (CIP) portion of the roadway. Additionally, the Applicant, within their concurrency application, has proffered that no Certificates of Occupancy will be issued prior to 2028, with no more than 500 to be issued before 2030.

A status map of CR 2209 is provided below.

CR 2209 Status Map



St. Johns County Public School District:

The information provided below was based on the School Concurrency Determination Application submitted by the applicant. The School District has estimated the student impact of the Robinson Improvement Company Tract PUD to be as follows:

- The project is located in the St. Augustine Concurrency Service Area.
- The proposed application includes 2077 single-family dwelling units and 340 multi-family units, as well as 915 age-restricted dwelling units
- 2077 single-family dwelling units at 0.22 students/unit and 340 multi-family units at 0.11 students/unit are estimated to generate 494.3 students.
- These estimated students are projected to be comprised of 222.4 elementary students, 118.7 middle school students, and 153.2 high school students.

The School Concurrency Determination has been officially submitted, and once the application is deemed complete it will be entered into the school concurrency line to determine potential available capacity. (Please note that the above numbers are considered estimates until the official School Concurrency Determination review is complete.)

The developer has communicated a willingness to work with the School District to mitigate student capacity deficiencies through the Proportionate Share Mitigation system. While not finalized, the district and the developer have considered the possibility of a school site as part of that mitigation package.

At the time of writing this staff report, the School District has not provided the applicant with a determination letter.

Planning and Zoning Division Review:**Background:**

On January 15, 2019, the Board of County Commissioners adopted Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-B (Res-B) with a corresponding Text Amendment: *The development of 1,666 acres of the Robinson Property, as defined in Ordinance 2019-07, shall be limited to a maximum of 3,332 dwelling units. No development will occur on the subject property prior to 2026. Proposed changes to increase the residential density or add non-residential uses are subject to the provision of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.*

As stated in the 2019 Staff report, in part:

The County is requesting a Comprehensive Plan Amendment to change the Future Land Use Map to Residential-B, which allows up to two residential dwelling units per net acre. Based on the 1,666 acres of developable acres within the project boundary, the maximum theoretical yield under the Residential-B FLUM designation is 3,332 residential dwelling units.

This proposed amendment expands the Development Area Boundary to the south and allows for the protection of the CR 2209 corridor by the donation of Right-of-Way. The Right-of-Way provides a connection south of County Road 208 to just north of County Road 305. The entirety of County Road 2209 would extend from Race Track road to County Road 305, allowing a north/south alternative to I-95. This alternate route has long been identified as a need by the County. The County's Long Range Transportation and Capital Improvement Plan includes portions of the corridor that would allow for completion of the Right-of-Way. The County has and will continue to work with various property owners to acquire Right-of-Way. This corridor will serve and benefit the existing and future growth of St. Johns County and residents of surrounding areas. As the corridor is developed, this centralized area of the County will likely demonstrate the potential for economic development and job opportunities. Nearby residents will also benefit from trails and sidewalks that may be provided within the Right-of-Way for bicycle and pedestrian use.

As previously stated, there is no development plan or rezoning with this proposed amendment. In the future 2026, it is anticipated a PUD zoning change will be submitted and reviewed according to the land development regulations and permitting requirements in place at that time.

Right Of Way Agreement:

On January 17, 2019, The Robinson Improvement Company and St. Johns County Florida memorialized an Agreement for the Donation of Right-of-Way and Stormwater Sites. This Agreement donated to the County a minimum of 250-foot-wide right-of-way corridor of approximately 7.4 miles, along with corresponding and necessary adjacent Stormwater Sites, for the proposed County Road 2209 from County Road 208 to County Road 305 in Central St. Johns County. For reference, the agreement may be found as part of **Attachment 3**.

Analysis:**Current Site:**

The subject property has a current zoning of Open Rural (OR) and a Text Amended Future Land Use of Residential-B (Res-B). The existing site is currently utilized with silvicultural uses and is comprised of approximately 2,670 acres of forested land of which approximately 880 acres are wetlands.

The surrounding area is overwhelmingly rural, with many miles of property boundary adjacent to silviculture and undeveloped lands. The subject property is adjacent to residential areas in both the southeast and northern portions of the property. These residential areas are rural in character and location and range in size from approximately one (1) acre to ten (10) acres.

There appear to be no existing commercial facilities located near the CR 208 and future CR 2209 intersection to the north of the project. Likewise, no commercial facilities exist at the southern end of the project along the CR214 and the future CR 2209 intersection.

Future Site:

The Applicant proposes a 3,332-unit residential neighborhood development. The site also proposes a significant portion of the future CR 2209 roadway. Per the MDP map, the project provides for the potential of two large amenity centers and a community park. The proposed development pattern within the property generally avoids existing wetlands.

The Applicant also intends that ancillary uses, such as “amenities, including ‘Agrihood’ Farm Amenities and related structures; along with Agriculture Uses (silviculture) are allowed by right and are accessory to the residential uses.

Staff notes that the future site will dramatically change the character of the area, the existing project area is rural and contains only sparse residential development and appears to be devoid of commercial development. The addition of over 3,000 residential units will be the largest single development south of CR 208 and West of Interstate 95. The proposed project is comparable in size and scale to existing Planned Unit Developments such as St. Augustine Shores, Shearwater PUD, Palencia PUDs, and the Interchange Parcel PUD.

Staff has provided a compatibility analysis, compatibility map, and use comparison chart below:

Figure 1: Compatibility Analysis

Figure 1 provides a Compatibility Analysis of the proposed changes in relation to nearby properties.

Criteria	Subject Property	Property 1 (North)	Property 2 (East)	Property 3 (South)	Property 4 (West)
FLUM	Residential-B	Residential-B	Rural Silver Culture and Residential-B	Rural Silver Culture	Rural Silver Culture
Zoning	Open Rural (OR)	Open Rural (OR)	Open Rural (OR), The Terra Pines Reserve I PUD and The Terra Pines Reserve II	Open Rural (OR)	Open Rural (OR)
Present / Proposed Use	Silver Culture/ Residential	Residential	Agriculture/ Residential	Agriculture	Agriculture
Property Area	2,673 Acres	Multiple Parcels	Multiple Parcels	Multiple Parcels	Multiple Parcels
Entitlements	3,332 Residential Dwelling units 2 DU/Per Net Acre	1 DU/2 Acres	Terra Pines Reserve I PUD 1.66 units/1 Acre Terra Pines Reserve II PRD 2 DU/1 Acre Trestle Bay 1 DU/2 Acres	1 DU/40 Acres	1 DU/40 Acres

Figure 2: Compatibility Map

Figure 2 provides a map showing the location of each property in relation to the subject property



Figure 3: Zoning Designation Allowable Use Comparison

Figure 3 depicts the uses allowed within the current zoning classification of Open Rural (OR) compared to the proposed uses permitted in the proposed Planned Unit Development (PUD).

Permitted Use Categories	PUD (Proposed)	Open Rural (OR) (Current)
Residential	X*	X
Accessory uses and Temporary uses	X**	X**
Agricultural	X	X
Hazardous Waste/Transfer Facilities		X
Cultural/Institutional		X
Outdoor Passive		X
Neighborhood Public Service		X
Argrihood :-)	X	
<p>* (jj) Development within the 1,666 acres of the Robinson Property, as defined in Ordinance 2019-7, shall be limited to a maximum of 3,332 dwelling units. No development will occur on the subject property prior to 2026. Proposed changes to increase the residential density or add non-residential uses are subject to the provisions of chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.</p> <p>** Accessory Use per Section 2.02.04</p>		

Comprehensive Plan Policy A.1.3.11

Staff notes that Comprehensive Plan Policy A.1.3.11 provides that “when a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses include, but are not limited to, permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

A rezoning request may be approved only upon the determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties.”

Comprehensive Plan Text Amendment Limitations

The Comprehensive Plan Text Amendment limits the Robinson Parcel to 3,332 residential units as proposed by this Planned Unit Development Application. The Amendment also restricts any development of the property prior to the year 2026. For reference, the text amendment is provided below:

(jj) Development within the 1,666 acres of the Robinson Property, as defined in Ordinance 2019-7, shall be limited to a maximum of 3,332 dwelling units. No development will occur on the subject property prior to 2026. Proposed changes to increase the residential density or add non-residential uses are subject to the provisions of chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.

PLANNING AND ZONING AGENCY

The Planning and Zoning Agency (PZA) heard this item at their regularly scheduled public hearing on October 17, 2024, with all members present.

There was substantial public opposition to the proposed PUD Rezoning during public comment. Over a dozen speakers stated their concerns on a variety of topics. Opposition topics included: flooding of adjacent properties, the extent of wetlands on site and their value to the area, increased traffic and congestion, safety for farm vehicles, emergency access and evacuations, compatibility with the surrounding rural and agricultural areas, a lack of affordable housing as a component of the project, and the number of waivers requested, amongst many other comments. No member of the public spoke in favor of the project.

The Planning and Zoning Agency members discussed many issues and concerns they had relating to the proposed PUD. A highlight of some of the major concerns is provided below:

- Lack of detailed information provided by the Applicant regarding the residential development, residential unit types, and the unclear and bubble plan nature of the MDP Map.
- Wetland and other environmental impacts of the subject site and the surrounding lands.
- Phasing of the road construction of CR 2209 to CR 208 including ownership or easement access through the adjacent mitigation bank.
- The number of open staff comments and the associated last-minute re-submittal in an attempt to resolve.
- Lack of clear location of proposed neighborhoods and community amenities such as the farm, school site, and public open spaces.
- The rationale of providing potential access through the east side of the subject parcel and connecting to the County Well Fields.
- Last-minute revisions to the MDP map and PUD text that removed 250,000 sq. ft. of previously proposed neighborhood commercial uses.
- Lack of time for the Agency to review the application as currently presented by the Applicant.
- Impact of the PUD on the surrounding residential neighborhoods and associated incompatibility with the existing rural and agricultural character of the area.

The Planning and Zoning Agency voted 7-0 to Recommend Denial of PUD24-09 Robinson PUD.

Post PZA Hearing, the Applicant has resubmitted the MDP Text and MDP Map with many revisions in order to address the topics of concern previously mentioned in this report. All current updates are made part of this report. For reference, a red-line copy of the revised MDP Text and Map is included in **Attachment 4**.

Staff notes that the most recent MDP Text and Map removed 'Multi-Family' as a unit type, and instead provides for Townhomes, single-family, zero lot line, and age-restricted unit types. There is a discrepancy on the MDP Text Phasing Table (Pg. 34 MDP Text), which still indicates multi-family. Traffic and School Concurrency Applications also currently reference multi-family.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, staff has received numerous phone calls and correspondence in opposition of the proposed rezoning. Letters of opposition are made part of **Attachment 5**.

ACTION

Staff provided ten (10) findings of fact to recommend approval and ten (10) findings of fact to recommend denial of the requested PUD rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. 2209 ROW Agreement
4. Red-Line MDP Text and Map
5. Correspondence

FINDINGS OF FACT
PUD 2024-09 Robinson Improvement Company PUD

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-B.	3. The PUD is not consistent with the Future Land Use Designation of Residential-B.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.	4. The PUD is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, including Section 5.03.06.A through H which provides standards for review and approval of Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities, including, but not limited to inadequate drainage systems. Requested waivers are not approved.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.

<p>9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.</p>	<p>9. The PUD as proposed is not consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.</p>
<p>10. The PUD as proposed shall have a maximum of 3,332 residential dwelling units and no development of the subject site shall occur prior to January 2026, consistent with its adopted Comprehensive Plan Text Amendment.</p>	<p>10. Consistent with <i>Board of County Com'rs of Brevard County v. Snyder, 627 So. 2d 469</i>, the Board finds a legitimate public purpose in keeping the existing zoning of Industrial Warehouse (IW).</p>

Attachment 1
Recorded
Documents Section

ORDINANCE NUMBER: 2024 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HERE IN AFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 2,673 ACRES OF LAND LOCATED ON NORTH OF COUNTY ROAD 214, SOUTH OF COUNTY ROAD 208, WEST OF INTERSTATE 95 AND EAST OF COUNTY ROAD 13A; PROVIDING FOR FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated August 20, 2024 as amended, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2024-09 Robinson Improvement Company PUD**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential - B.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan, specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
8. The PUD would not adversely affect the orderly development of St. Johns County.

9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.
10. The PUD as proposed shall have a maximum of 3,332 residential dwelling units and no development of the subject site shall occur prior to January 2026, consistent with its adopted Comprehensive Plan Text Amendment.

SECTION 2. Pursuant to this application **File Number PUD 2024-09 Robinson Improvement Company PUD** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

is hereby changed to Planned Unit Development (PUD)

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, **Exhibit “B”**, the Master Development Plan Map, **Exhibit “C”**, and the Unified Sign Plan **Exhibit “D”**.

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2024.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

**BY: _____
SARAH ARNOLD, CHAIR**

**ATTEST: BRANDON J. PATTY, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER**

**BY: _____
Deputy Clerk**

EFFECTIVE DATE: _____

Exhibit A

Robinson Improvement Company Legal Description

PUD Rezoning

All of Section 13, Township 7 South, Range 28 East, except that part in Official Records Book 193 Page 283 of the Public Records of St. Johns County, Florida;

And

East ½ of Section 23, Township 7 South, Range 28 East;

And

All of Section 24, Township 7 South, Range 28 East;

And

All of Section 25, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

And

East ½ of Section 26 and South ½ of Southwest ¼ of Section 26, Township 7 South, Range 28 East;

And

All of Section 35, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

And

All of Section 36, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County

- Approved Future Land Use Map Amendments – St. Johns County Ordinance 2019-007.

Exhibit B
Robinson Improvement Company TRACT PUD
Master Development Plan Text

October 18, 2024

A. Background and History and Description

The Robinson Improvement Company (R.I.C.), founded in 1906, by John Robinson has owned and managed thousands of acres of land in St. Johns County in agricultural, silvicultural, and timber for more than 100 years. The 2,673-acre tract of land is one of the last remaining parcels owned by R.I.C. and has been in continuous timber management for the last sixty (60) plus years.

The R.I.C. and its heirs wish to develop this land to honor John Robinson's legacy in St. Johns County. After much research, study, and planning, R.I.C. proposes to develop this land as an "Agrihood Community" like no other in St. Johns County. This is the best of mixed-use community development principles coupled with agricultural centric lifestyle. This is the purpose of the PUD application.

This is an application for a rezoning from Open Rural (OR) to Planned Unit Development ("PUD") for the Robinson Improvement Company (RIC) Tract PUD Property (the "Property"). The Property consists of approximately 2,673 acres as described in the legal description included as **Exhibit A**. The Property, shown on the Vicinity Map attached hereto as **Attachment 1**, is located on the north side of CR 214, south of County Road 208 and between Interstate 95 and CR 13A. The Property is currently used for timberland as depicted on the Aerial Map attached as **Attachment 2**.

In 2017, the County paid \$1,225,000 for 12.7 acres, or over \$96,400 per acre, for the right-of-way north of the Property to CR 208. The Robinson Improvement Company (hereinafter referred to as the "Owner") entered into an agreement with St. Johns County for donation of right-of-way and stormwater sites as recorded on January 24, 2019, in Official Records Book 4671, Page 52 (the "Agreement"). The purpose of the Agreement is to memorialize an agreement to donate, a minimum of a 250-foot-wide right-of-way corridor of approximately 7.4 miles in length, along with corresponding and necessary adjacent stormwater sites to the County for the future construction of CR 2209. The Agreement was contingent upon approval and effectiveness of a County-initiated Comprehensive Plan Amendment, File No. COMPAMD 2017-01. On January 17, 2019, the County adopted a comprehensive plan amendment to Residential-B with a site-specific policy limiting residential development to a maximum of 3,332 dwelling units and that no development will occur on the subject property prior to 2026. This rezoning will complete the agreement to exchange the donation of 7.4 miles of right-of-way and additional stormwater sites (approximately 258 acres) for development rights on the property.

CR 2209, as depicted on **Attachments 3 and 4**, will be an Interstate 95 parallel facility that will connect Race Track Road to the south through St. Johns County to CR 204. In 1998 and 2002 St. Johns County petitioned and the Florida Department of Transportation approved two Interstate 95 rule variances to reduce the Level of Service on Interstate 95. The rule variances were subject to St. Johns County planning, funding and constructing a

north/south corridor to reduce the impact of local traffic on Interstate 95 including amending the Comprehensive Plan to adopt a sector plan. St. Johns County has since adopted the Northwest Sector Plan and acquired the necessary right of way for CR 2209 to just north of the Property. CR 2209 has been constructed to Silverleaf Parkway and the County is currently constructing the segment of CR 2209 from Silverleaf Parkway to SR 16. The developer of the Property will construct over four (4) miles of CR 2209 from CR208 to CR214, including intersection improvements to serve the development of the Property. From CR208 to the Property boundary, the developer will construct two (2) lanes of a future four (4) lane roadway. From the Property boundary to CR214, the developer will construct a four (4) lane roadway.

The RIC Tract PUD is a planned Agrihood community that will provide a mix of residential, civic, recreational, and agricultural uses that can be developed in a conventional or traditional neighborhood design residential (TNR) pattern. The Property will be developed with a full variety of building and housing types with up to 3,332 housing units. Residential uses may include a diverse mix of housing development types, including age-restricted residential units, single-family detached, and townhomes.

The RES-B land use designation entitles agricultural uses, and agricultural support services and facilities when not incompatible with surrounding residential uses. As applicable to this Project, agricultural uses may be integrated into the development as an Agrihood amenity supporting recreation, the provision of green space, community identity and local food production. Integration of traditional agriculture will be delivered in partnership with experienced farmers to ensure viable and productive agricultural amenities.

Various civic and community supporting uses will be permitted in all areas within the Property. Supporting uses may include but are not limited to community parks with active recreation facilities; neighborhood parks; passive parks; a school site; community gardens, agriculture/farms and similar uses. In accordance with the Agrihood Community concept, community gardens and agriculture/farm uses are permitted as amenities supporting recreation, the provision of green space, community identity and local food production.

The RES-B future land use designation of the Property is shown on the Future Land Use Map included in **Attachment 5**. The surrounding future land use designations include RES-B and Rural/Sylviculture (R/S) to the north; R/S to the south, east and west; and Agriculture-Intensive (A-I) to southwest. The Zoning Map included as **Attachment 6** depicts the Property within an Open Rural (OR) zoning designation. Most of the land surrounding the site to the north, south, east, and west is within the OR zoning designation. Single-family residential uses are permitted in two PRD zoning designations, one to the north and one to the east, and one PUD zoning designation to the northeast. The site is also close to a broad mix of commercial and other non-residential uses that are located around the intersection of Interstate 95 and CR 208. Four (4) contiguous wetland mitigation banks are located just west of the Property covering thousands of acres that run between CR 214 and CR 208. A fifth mitigation bank sits just north of CR 208 and the Property. These mitigation banks provide permanent conservation and open space areas that are also recognized as contributing to the Florida Forever St. Johns River Blueway project.

Incremental MDP Maps, pursuant to LDC 5.03.02.G.2, will be submitted depicting, in detail, the initial phase of development and a general depiction of the proposed uses for the remaining portion(s) of the project. Subsequent Incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases before construction plan approval for those phases. Incremental MDP Maps shall be reviewed and approved by staff without the need for public hearing.

B. Total Number of Acres Included in the Project

The RIC Tract PUD contains approximately 2,673 +/- acres.

C. Total Number of Wetland Acres

The location and extent of wetlands on the Property is depicted on the Wetland Map attached herein as **Attachment 7**. The total number of wetland acres within the Property is approximately 1,007.00 acres +/- based on aerial photo interpretation with ground truthing. The land has been leased for silviculture for the past 60 years. The lease will expire in 2025. The last silviculture harvest is underway with portions of the property being prepared for replanting. Notwithstanding these site conditions, it is estimated that there will be a minimum of approximately 885.7 +/- acres of preserved wetlands and likely a minimum of 123.2 acres +/- of wetland impacts. The estimated minimum wetland impacts include 24.8 +/- acres of wetland impacts within the proposed CR 2209 right-of-way and 98.4 +/- acres of wetland impacts within the development areas. The developer will place a minimum of 885 acres of wetlands in conservation as part of the environmental permitting process. The location and amount of preserved wetlands and wetlands impacts are shown on the MDP Map and will be shown on each incremental MDP submittal. Wetland impacts include those impacts within County Road 2209 right-of-way and associated stormwater pond sites. Upon a formal wetland delineation, which may occur on the Property in whole or in part through the course of development, the location and extent of wetlands and wetland impacts may be updated, and this MDP Text **Exhibit B** and the MDP Map **Exhibit C** may be updated by staff approval of an incremental MDP so long as the PUD-wide amount of open space is not decreased below the amount shown on the MDP Map.

D. Development Area and Land Use

The estimated number of developable acres, including impacted wetlands, is shown on the MDP Map. Residential uses, a school site, age restricted residential uses, open space, agriculture and recreation areas may be permitted in both the East and West Villages , as depicted on the MDP Map.

The property has been and will continue to be used for silvicultural purposes. Bona fide agricultural and silvicultural practices may continue on the Property until commencement of development of the parcel for residential uses.

Incremental MDP Maps, pursuant to LDC 5.03.02.G.2, will be submitted depicting, in detail, the applicable phase of development. Subsequent Incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases before construction plan approval of those phases.

E. Total Residential Units and Density and Permitted Uses

The Property will include a maximum of 3,332 residential units. All residential types, including age restricted types, are permitted in the East and West Villages as depicted on the MDP Map. Residential development will consist of up to 340 townhomes, 2,077 single-family units, and 915 age restricted single-family units. The maximum residential density shall be calculated on a PUD-wide basis. Accessory Family Units shall be permitted in accordance with LDC Section 2.02.04.B and shall not count as a dwelling unit for purposes of the maximum number of residential units permitted in the MDP.

TNDR development, based on TNDR design concepts including a grid street pattern and rear entry alley access, may be accomplished by an application for staff approval of an incremental MDP Map for such area without the need for public hearing.

Based on 2.75 persons per dwelling unit, the overall population is estimated to be 9,163 persons and the non-age restricted population is 6,647. The projected population of school age children is dependent upon the actual number of single-family, multifamily, and age restricted units developed. Using the school district student generation rates for the 2,417 non-age restricted multifamily and single-family dwelling units in the St. Augustine CSA based on the February 2023 generation rates, the school age population would be 494 students.

The Project is divided by CR2209 into the East and West Villages. The East and West Villages may include parks, playgrounds/tot lots, ball fields, playing courts, and similar recreational facilities including amenity and similar community buildings. The East Village may also allow Agrihood uses and Agricultural Uses (silviculture) classifications as defined in the Land Development Code ("LDC") Section 2.02.01. The square footage of such development is accessory to the residential uses. Also allowed will be Accessory Uses and Structures consistent with the LDC Section 2.02.04 and temporary construction offices. Accessory Family Units and Guest House uses shall not be considered as additional units and such units will not be included in the PUD density calculation. Communication Antenna Towers shall be subject to the Special Use criteria in LDC Section 2.03.26 and the supplemental design standards of LDC Section 6.08.12.

Permitted Uses

- i. Residential uses are permitted in all areas of the Property and may include all types of residential development, such as single-family detached, single-family attached, townhome, duplex home, zero lot line/single-family attached, , Traditional Neighborhood Residential (TNDR), and age restricted.
- ii. Agricultural/Agrihood, Utility and Private or Public Schools shall be permitted on all portions of the Property.
- iii. Accessory uses and Temporary Uses, including Accessory Family Units, shall be permitted pursuant to LDC Sections 2.02.04 and 2.02.05, unless specifically waived under Section X of this PUD Text.
- iv. Bona fide agricultural and silvicultural practices may continue on the Property until commencement of development of the parcel for residential or non-residential uses, except in conservation areas, Significant Natural Communities Habitat, and areas of protected trees. All agricultural and

silvicultural activities shall comply with the applicable requirements of Policies E.2.2.2 and E.2.2.3 of the 2025 Comprehensive Plan and State of Florida Division of Forestry Best Management Practices.

Silvicultural harvesting may occur up to the immediate time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which St. Johns County approval will be required within the four (4) year period after land clearing. The site will be required to meet the minimum required tree inches per acre after completion of construction per the LDC. A Site Plan including a Protected Trees Inventory or Survey will be provided in accordance with Section 4.01.05.F, St. Johns County Land Development Code.

- v. Agrihood uses such as community gardens and agricultural/farm uses, including working farms and structures, are permitted as supporting and recreational uses within all areas of the Property. Agriculture uses on private residential lots may include personal gardens.
- vi. The PUD will include recreational amenities and facilities to support the residential units. Such amenities and facilities may include, but not be limited to, resident event spaces where outdoor events, festivals, concerts, community markets, open air markets, food truck events and other gatherings may occur. Food and beverages (including alcoholic beverages) may be served or sold at such events. The aforementioned events may occur on the parcels designated for parks, recreation, agricultural, and open space amenities on incremental MDPs.

F. Total Intensity of Commercial Development – Not applicable.

G. Development Criteria

1. Residential

a. General Criteria for Residential Development:

- i. A minimum fifty (50) foot setback for any residential lots is required from select segments of the CR 214 and CR 2209 rights-of-way. Stormwater ponds, wetlands, and upland buffers are permitted within this setback. Where there is an intervening pond, park or open space between the lots and the roadway, the requirement for a fence, wall, six (6)-foot hedge or berm shall not be required. A landscape buffer will be provided in such a manner that meets all other screening requirements of LDC Section 6.06.04 Standard B.

Air conditioning and heating units and their pads, pool mechanical equipment, utility meters and other mechanical or utility service features that provide screening from adjacent uses may be located in any required side or rear yard with a three (3)-foot minimum setback to the lot line. Flatwork/hardscape elements such as patios, pavers and

concrete walkways may be located in any required side or rear yard with a three (3) foot minimum setback to the lot line. No air conditioning or electrical equipment, masonry walls or masonry elements of fences, pools, pool decks, pool enclosures, flatwork/hardscape or vertical encroachments such as building eaves or roof overhangs may be located within platted or otherwise recorded drainage or underground utility easements.

Age restricted development shall have the same development criteria as residential uses.

Density: A maximum of 3,332 dwelling units is permitted within the Property. Residential development will consist of up to 340 townhomes, 2,077 single-family units, and 915 age restricted single-family units.

2. Area, Height, Bulk and Placement Standards

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio / ISR	Min. Yard Req. Front/Side/Rear ^{10 & 11}	Max. Ht. Structures
Single-Family Detached ⁷	40 ft, 25 ft for lots that front on a cul-de-sac or curve	4,000 sf	65% per lot	N/A	70%	Front: 20 ft to face of garage, minimum 25 ft between garage and sidewalk, 15 ft on front façade of house, 10 ft to the porch ⁹ Street Side: 10 ft, 20 ft to face of garage for side street facing garage Side: 5 ft Rear: 10 ft Accessory Structures: 5 ft, all sides	35 ft

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio / ISR	Min. Yard Req. Front/Side/Rear ^{10 & 11}	Max. Ht. Structures
Townhome/Duplex/Patio Homes/Single-Family Attached ⁸	14 ft	1,400 sf	70% per lot	N/A	75%	<p>Front: 20 ft to face of garage and sidewalk, 25 ft between garage and sidewalk, 5 ft to porch⁹, 10 ft to front façade of house,</p> <p>Side: 0 ft interior units/5 ft end units¹</p> <p>Side Street: 10 ft</p> <p>Rear: 10 ft</p> <p>Accessory Structure: 5 ft, all sides</p>	45 ft
Zero Lot Line ³	40 ft, 25 ft for lots that front on a cul-de-sac or curve	4,000 sf	65% per lot	N/A	70%	<p>Front: 25 ft with a front entry garage or carport, 15 ft to front façade of house, 10 ft to the porch⁹</p> <p>Side: 0 ft⁴ / 15 ft⁵</p> <p>Rear: 15 ft</p> <p>Accessory Structures: 5 ft, all sides</p>	35 ft

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio / ISR	Min. Yard Req. Front/Side/Rear ^{10 & 11}	Max. Ht. Structures
Single-Family – TNRD	35 ft	3,500 sf	70% per lot	N/A	75%	Front: 5 ft to porch ⁹ Alley Front: 3 ft Side: 5 ft Rear: 5 ft Accessory Structures: 3 ft, all sides	45 ft
Townhome/Duplex - TNRD	14 ft	1,400 sf	70% per lot	N/A	75%	Front: 5 ft Alley Front: 0 ft Side: 0 feet interior units/10 ft for end units Rear: 0 ft Accessory Structures: 3 ft, all sides	45 ft
Zero Lot Line – TNRD ³	30 ft	3,000 sf	70% per lot	N/A	75%	Front: 5 ft Alley Front: 0 ft Side: 0 ft ⁴ / 10 ft ⁶ Rear: 5 ft Accessory Structures: 3 ft, all sides	45 ft

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio / ISR	Min. Yard Req. Front/Side/Rear ^{10 & 11}	Max. Ht. Structures
Amenity and Farm Uses, Utility Uses, Private or Public School Uses	None	None	65% per parcel	50%	70%	Front: 10 ft Side: 10 ft Rear: 10 ft	65 ft

¹ Side setbacks for end units with side entry shall be 10 feet.

² No vertical encroachments such as eaves or roof overhangs are allowed within drainage or utility easements.

³ A five (5) foot easement shall be provided along the Lot perimeter adjacent to a zero (0) foot setback dwelling for maintenance of the Structure. The easement shall be shown on the plan. The roof shall be designed so that water runoff from the Dwelling placed on the Lot line is limited to the Easement area. Roofs shall not overhang property lines.

⁴ The unit shall be placed along one interior side property line, except where the unit cannot be placed on a lot line with attaching to an adjacent unit. In that event, a minimum spacing of 5 feet shall be provided from the dwelling unit on the adjacent lot.

⁵ The side yard on the other interior side property line shall be a minimum of 15 feet, excluding connecting elements such as fences or walls.

⁶ The side yard on the other interior side property line shall be a minimum of 10 feet, excluding connecting elements such as fences or walls.

⁷ Only SF Detached lots a minimum of 60 feet in width will be placed within 100' feet of the property line where the 35' transition buffer exists as shown on the MDP.

⁸ Only SF Attached (duplex or patio home) lots a minimum of 60 feet in width will be placed within 100' feet of the property line where the 35' transition buffer exists as shown on the MDP.

⁹ A reduction in the front yard setback is permitted on those single-family structures which have porches that are at least one half (50%) of the width of the air-conditioned portion of the main structure. The measurement of the width of the air-conditioned portion of the main structure shall be the measurement of the non-garage portion of the front elevation of the structure.

¹⁰ Projections are permitted within the required five (5) foot side yard setbacks and all buildings will be located a minimum of ten (10) feet apart, as measured from outer wall to outer wall. See waiver in Section T.

¹¹ Setback are measured from the outer wall to outer wall of the structures.

¹² Maximum lot coverage by all buildings for overall PUD 25%

3. Parking

The number of required parking spaces per use shall comply with LDC Section 6.05.02.E. There shall be no parking requirement for any facility accessory to the residential development. Special Use Permit applications in single family residential areas may be conditioned on providing additional parking.

For residential development, parking may be provided in off-street common areas, within garages, carports, or driveways or by angled (including 90 degree) and parallel on-street parking within public and private rights-of-way subject to County Staff review and approval.

4. Lighting

Lighting will comply with LDC Sections 6.09.00 and 5.03.06.H.6.

5. Signage

The PUD shall be subject to the Unified Signage Plan (USP) included as **Exhibit D** of the PUD Ordinance.

H. Infrastructure

1. **Drainage**

The surface water management system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District (“SJRWMD”). After completion of development, the surface water management system will be owned and maintained by either a Home Owners Association (“HOA”), Property Owners Association (“POA”), Community Development District (“CDD”), or Special Act District.

2. **Vehicular Access**

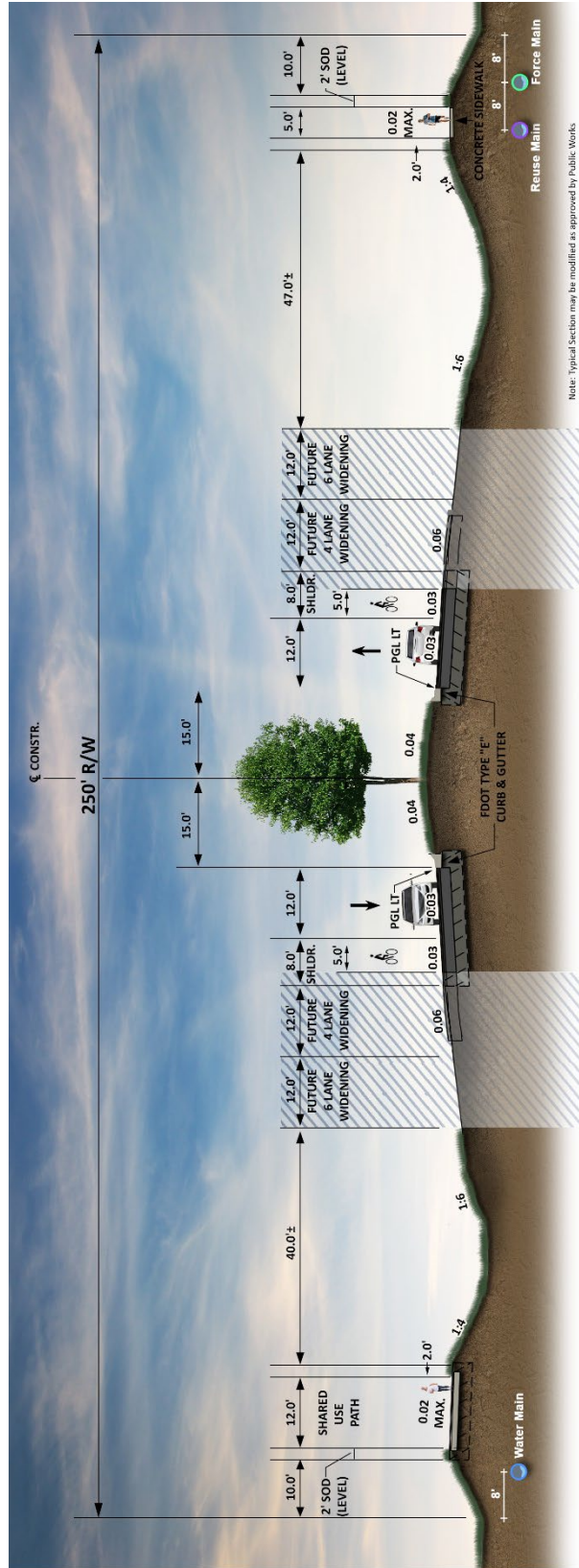
Primary access to the internal roadway network serving development within the PUD will be provided from CR 2209 as shown on the MDP Map. The developer will build four miles of CR2209 in two phases: Two lanes of future four lanes of CR 2209 will be built by the developer between CR 208 and the Property Boundary. From the Property Boundary to CR214, four lanes of CR2209 will be built by the developer. Prior to the issuance of the first Certificate of Occupancy for development in Phase 1, the developer will cause to be constructed CR 2209 from CR 208 to the end of CR 2209 Phase 1 (2.1 Miles) as shown on the MDP Map. Prior to issuance of the first Certificate of Occupancy for development of Phase 2, the developer will cause to be constructed CR 2209 from the end of Phase 1 of CR 2209 to CR 214 (2 Miles). Construction of CR 2209 including intersection improvements at CR 208 and CR 214 shall be in accordance with the Development Agreement. CR 2209 will be designed as an Access Management Class III Major Collector. Access spacing to CR 2209 within the PUD may deviate from Class III standards in order to avoid wetland impacts as depicted on the MDP Map **Exhibit C**. Construction plans will be submitted for each segment of CR 2209 to be constructed. The construction plans will be generally consistent with the typical roadway section depicted below in **Figure 1**. Tree plantings shown on the cross-section are for illustrative purposes only and the exact locations will be depicted on construction plans. Cross section modifications can be made subject to engineering and environmental permitting without modification of the MDP and subject to St. Johns County staff approval. Completion shall mean bonded or commenced and accepted by the County. Additional site access will be provided along the southern end of the Property directly from CR 214, subject to County review and approval.

Access to each development pod within the Property from CR 2209 will be evaluated at the time of submittal of construction plans. Additional access improvements may be required during the plan review in accordance with Section 6.04.05.H. of the LDC in order to accommodate construction of CR 2209 as a four-lane divided roadway.

The interior roadway system may remain private, may be conveyed to a CDD or to an applicable HOA, POA, or special district, or be proposed for dedication to the County. There may be private roads and gated subdivisions in selected portions of the PUD. Neighborhoods or subdivisions having roads not dedicated to the County may add gate features on to their entry points subsequent to development without modification of the MDP as long as the gate feature is submitted to the County for construction plan review and may be required in accordance with LDC Sections 5.03.05.

Figure 1a and 1b – Typical Roadway Sections

(next page)



Note: Typical Section may be modified as approved by Public Works.
 Design Speed: 45 MPH

This rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This graphic is for illustrative purposes and was completed based on limited information, therefore subject to change.

CR2209 2 Lane Cross Section from CR208 to RIC PUD Boundary



Note: Typical Section may be modified as approved by Public Works Design Specialist, 4/3/2021

This rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This graphic is for illustrative purposes and was completed based on limited information, therefore subject to change.

CR2209 4 Lane Cross Section within RIC PUD Project

Pavers are allowable throughout the PUD on roadways within privately owned/maintained rights-of-way. Roundabouts are allowable throughout the PUD within privately owned/maintained rights-of-way unless otherwise approved by St. Johns County within public owned/maintained roadways. The roundabout element is not required to be shown specifically on an MDP but must be shown on construction plans and approved pursuant to applicable Development Services review prior to construction.

Alleys shall be allowed and may provide the main point of access to homes and shall be privately owned and maintained. Garages may be located anywhere within the area defined by the lot setbacks, including adjacent to the alley. Residential alleys may be located within a platted private right-of-way or tract with a minimum width of 20 feet and shall have a minimum pavement width of 12 feet for one-way and 16 feet minimum width for two-way vehicular traffic. On-street parking shall not be permitted where the alley width is less than sixteen (16) feet for one-way traffic or twenty (20) feet in width for two-way traffic. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review.

Any road or alley providing access to a home or garage is required to meet National Fire Protection Association (NFPA) 1, 18.2.3.5.1, which requires twenty (20) feet unobstructed width from face of curb to face of curb.

Golf carts will be permitted on local roads and will be allowed to cross minor collector roadways in certain locations, in accordance with the provisions of the County's Golf Cart Ordinance, Land Development Code and Florida Statutes. The locations of such golf cart crossings will be determined at the time of construction plan approval.

3. Non-Vehicular Access

Pedestrian circulation will be provided by sidewalks and trails as shown on the Incremental MDP Maps. This non-vehicular network will provide interconnectivity between residential, non-residential, parks, schools and amenities. CR 2209, the primary collector access road through the Property, will include two (2) lanes of a future four (4) lane road with a twelve (12) foot shared use path on one side and a five (5) foot sidewalk on the other from CR208 to the Property and four lanes with a twelve (12) foot shared use path on one side and five (5) sidewalk on the other from the Property to CR214.

Sidewalks fronting individually platted lots shall be constructed with the construction of the residential use for that lot. Sidewalks along unbuildable lots, common areas, and stormwater ponds shall be constructed prior to final acceptance of the improvement facilities. Minimum four (4) foot wide sidewalks shall be required, at a minimum, on one side of all local public and local private roadways and a minimum five (5) foot wide sidewalks on one side of minor and major collector roadways within single-family, and townhome developments. Sidewalks are not required on cul-de-sacs with four or less lots. All sidewalks and multi-use paths may meander through the right-of-way and may cross into adjacent

parcels if an acceptable easement is provided for access and maintenance in a form suitable to St. Johns County.

Sidewalks along major and minor collector roadways will be a minimum of five (5) feet in width.

All pedestrian accessible routes shall meet the requirements of the LDC, Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida Law and 28 CFR Part 36.

4. Interconnectivity

Interconnectivity to adjacent development to the north and south will be provided through CR 2209. The MDP Map depicts a potential future connection to land to the east. The provision of interconnectivity to adjacent properties to the east shall be subject to agreement between the developer and adjacent property owners.

5. Recreation and Open Space

The overall population is estimated to be 9,163 persons based on 2.75 persons per dwelling unit and the maximum development potential of 3,332 dwelling units. A minimum of 45.8 +/- acres of active recreation shall be provided, which may include a 27.5 +/- acre community park located in the southern portion of the East Village, as depicted on the MDP Map. The community park may be developed with ballfields, multi-use fields, or other activity-based and resource based recreational facilities that best serve the Project. Road rights-of-way, drainage/utility easements or other similarly functioning easements, golf courses, or preserved wetlands shall not be used as active recreation areas.

Any park dedicated to St. Johns County shall be accessible to the public at large and shall not be located within limited access or gated areas controlled by private entities, the School District, a property owners association or a CDD. Any acceptance of dedication shall be at the sole discretion of the Board of County Commissioners. If the County declines to accept the dedication of any of the parks when the applicable unit threshold has been reached, the County will continue to approve plats for additional units until the next unit threshold has been reached, and the Owner may retain and use that park area for any private recreational or open space use and may convey it to an applicable community development district, homeowners' association or similar entity.

The MDP Map depicts the general location of two neighborhood park/amenity centers, one centrally located within the East Village, and one centrally located in the West Village. Additional amenity centers may be provided to serve the Property. The amenity centers may include active recreation facilities such as a clubhouse, pool, ballfield(s), playing court(s), playground(s), farms, barns and agricultural structures, and Agrihood (agricultural/farming) uses. A minimum of 18.3 +/- acres of active recreation/amenity centers will be provided within the Property.

For each development phase, the applicant will provide the minimum acreage required to meet or exceed the recreational park area requirement of LDC Section 5.03.03E at buildout.

This table calculates Community/Neighborhood Parks by buildout of Phase 1 and 2 of the overall PUD development program.

Community/Neighborhood Parks Level of Service(LOS): 5ac/1000 population				
	Units	Population (2.75PPH)	Acreage LOS 5ac/1,000	
Phase 1	1,665	4,578	22.89	45.8 ac Total
Phase 2	1,667	4,584	22.92	

All the facilities and elements for each open space, recreational area and/or amenity center or the like, shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessible Design. The neighborhood parks/amenities will be owned and maintained by a HOA, POA, or a CDD.

Overall, the Project will provide a minimum of twenty-five percent (25%), or 668.25 +/- acres, of the total area as open space pursuant to LDC Section 5.03.03.A.1. Open space areas and acreages are depicted on the MDP Map, and at a minimum, will include wetland preservation (885.7 +/- acres), upland preservation and upland buffers (94.05 +/- acres), community and neighborhood parks (45.80 +/- acres), and perimeter buffers not otherwise counted in the acreages above (5.3 +/- acres). There may be additional areas of open space provided within future incremental MDPs. Upon a formal wetland delineation, which may occur on the Property in whole or in part through the course of development, the location and the extent of wetlands and wetland impacts may be updated, and this MDP Text **Exhibit B** and the MDP Map **Exhibit C** may be updated by staff approval of an incremental MDP so long as the PUD-wide amount of open space is not decreased below the amount shown on the MDP Map.

6. Utilities

All new utilities located within the Property will be placed underground. Potable water and sanitary sewer will be provided by the St. Johns County Utility Department (SJCUD). Electrical power will be provided by FP&L.

Several water wells owned by St. Johns County exist in the property to the east that is located at 2458 Water Plant Road. Development of the Property will comply with LDC Section 3.02.03, as applicable.

7. Fire Protection

Fire protection will be provided in accordance with LDC Section 6.03.00.

8. Solid Waste

Solid waste collection for residential uses will be provided by the County vendors. The Property is located within the South Advanced Disposal Services solid waste collection zone.

9. Schools

The Project may include a K-8 school site, the location of which will be based on mutual agreement between the Owner and the St. Johns County School Board. The school area may be located near the community park to allow for shared use.

A school shall be allowed to develop with all accessory uses deemed necessary by the School Board including recreational facilities, outdoor lighting of facilities, accessory outdoor uses, agricultural endeavors, radio communications facilities, temporary and permanent classrooms and other building facilities.

I. Water and Sewer

Potable water and sanitary sewer services will be provided by the St. Johns County Utility Department (SJCUD). The Property is located west of the Water Plant Road water treatment plant and north of a wastewater treatment plant that is currently under construction north of SR 207. There is a 24" water line and a 12" sewer force main to the east of the Property in CR 214 right-of-way. Additional water lines are in place from the Water Plant Road water treatment plant along the eastern boundary of the Property. The SJCUD Availability Letter indicates that the following points of connection are as follows:

- Water at the existing water main at the Quailhurst Road and CR 2209 right-of-way
- Wastewater at the existing 12-inch force main along Allen Nease Road.
- Reclaimed Water east of the property through construction of a new transmission reclaimed water main through the property, north along the CR 2209 right-of-way to CR 208.

If the Property is in the SJCUD Mandatory Reclaimed Water Service Area, development must include installation of reclaimed water facilities for irrigation facilities pursuant to County Ordinance 2022-37. Provisions for temporary supply augmentation from an alternate water source, including but not limited to stormwater ponds, and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, shall be coordinated during design with SJCUD staff. In no case shall potable water be used for irrigation for uses other than farm amenities and other agricultural uses. Irrigation from onsite shallow wells may be used for farm amenities and other agricultural uses.

All utility construction projects are subject to current construction standards with the Manual of Water, Wastewater, and Reuse Design Standards and Specifications at the time of review. Utility connection points shall be installed as listed in the Availability Letter, or as otherwise by the SJCUD to minimize impact to the existing infrastructure or the existing level of service. Water, sewer, and/or reuse lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration

agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse, and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of pipelines.

The location(s) of lift stations shall be identified on incremental MDP Map submittals.

As depicted on the MDP Map and in Figure 1a and b - Typical Road Section, water, sewer, and reuse mains will be located in the CR 2209 right-of-way.

According to the Availability Letter dated September 10, 2024, the SJCUD is able to serve development. The estimated potable water demand at build-out is 1,191,200 gallons per day. The estimated non-potable water/reuse demand is 999,600 gallons per day. The estimated water generation at build-out is 952,960 gallons per day.

J. Soils

A soils Map is included in **Attachment 8**. Soil type descriptions are provided below and are included in the Oneida Environmental Report included as Attachment 11.

3 - Mayakka-Myakka, Wet, Fine Sand

Drainage: Poorly Drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 –18 inches

Slope: 0-2

Potential for Development: Severe/Medium. Dwellings and local roads and streets require special construction measures to remove excess surface water quickly

4 - Mayakka Fine Sand, frequently ponded

Drainage: Very poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: About 0

Slope: 0- 2

Potential for Development: Severe/ Low. This soil could be used for community development by designing an adequate water control system. Fill material is required for construction.

5 - St. Johns Fine Sand, Depressional

Drainage: Very poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: About 0

Slope: 0 - 2

Potential for Development: Severe/Very Low. With adequate water control, these areas can be developed. Fill material is required for construction.

6 - Tavares Fine Sand

Drainage: Moderately well drained

Parent Material: Eolian or sandy marine deposits

Dept to Water Table: 6 - 18 Inches

Slope: 0 - 5

Potential for Development: Slight/Very high. Limitations are only slight for single family dwellings and local roads and streets.

7 - Immokalee Fine Sand

Drainage: Poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 – 18 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Measures should be taken to lower the seasonal high-water table. Special measures are needed for removing excess surface water and increasing the depth to the seasonal high-water table for dwellings, small commercial buildings, and local roads and streets.

9 - Pomona Fine Sand

Drainage: Poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 6 – 18 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Single family and small commercial buildings require measures for removing excess surface water. Fill material is needed for elevating buildings sites to increase the effective depth to the high-water table.

11 - Smyrna-Smyrna, Wet, Fine Sand

Drainage: Poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 - 18 inches

Slope: 0 - 2

Potential for Development: Medium. Local roads and streets and single-family dwellings require adequate water control, which lowers the high-water table to a depth of at least 2.5 feet.

13 - St. Johns Fine Sand, Depressional

Drainage: Poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 0 - 6 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Water control measures, which lower the water table to a depth of 2.5 feet, are needed for constructing houses, small commercial buildings, and local roads and streets.

15 - Pomello Fine Sand

Drainage: Moderately well drained

Parent Material: Sandy marine deposits

Dept to Water Table: 24 - 42 inches

Slope: 0 - 5

Potential for Development: Moderate/Medium. Dwellings and small commercial buildings require some water control to maintain the water table below a depth of 2.5 feet. Local roads and streets require only slight elevation of the roadbed, or shallow side ditches are needed to increase depth to the water table.

18 - Floridana Fine Sand, Frequently Flooded

Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: About 0 inches

Slope: 0 - 2

Potential for Development: Severe/Very low. Fill is required for development.

19 -Pompano Fine Sand

Drainage: Poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 - 18 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Local roads and streets and dwellings require adequate water control, which lowers the high-water table to a depth of at least 2.5 feet, or fill material is required for development.

22 - Manatee Fine Sandy Loam, Frequently Flooded

Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 0 - 12 inches

Slope: 0 - 2

Potential for Development: Severe/Very low. Excessive wetness and flooding restrict use of this soil for dwellings, small commercial buildings, and local roads and streets.

30 - Wesconnett Fine Sand, Frequently Flooded

Drainage: Very poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 - 18 Inches

Slope: About 0

Potential for Development: Severe/Very low. With adequate water control, these areas could be developed. Fill is required for development.

36 - Riviera Fine Sand, Frequently Flooded

Drainage: Poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 0 - 12 inches

Slope: 0 – 2

Potential for Development: Severe/Very Low. Excessive flooding and wetness restrict use of this soil for dwellings, small commercial buildings and local roads and streets.

46 - Holopaw Fine Sand

Drainage: Poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 6 - 18 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Local roads and streets and dwellings require adequate water control, which lowers the high-water table to a depth of at least 2.5 feet. Otherwise, fill material is needed to increase the effective depth to the water table.

47 - Holopaw Fine Sand, Frequently Flooded

Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 0 - 10 inches

Slope: 0 - 2

Potential for Development: Severe/Very low due to excessive flooding and wetness.

58 - EauGallie Fine Sand

Drainage: Poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 6 -18 inches

Slope: 0 - 2

Potential for Development: Severe/Medum. Water control measures are needed to lower the water table and quickly remove excess surface water after heavy rains. Fill material may be required.

61 - Riviera Fine Sand, Frequently Flooded

Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: About 0 inches

Slope: 0 - 2

Potential for Development: Severe/Very low. Development is possible if water control measures are adequate and fill material is needed to raise roadbeds for local roads and streets and foundations for houses.

63 - Placid Fine Sand

Drainage: Very poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 0 – 6 inches

Slope: 0 - 2

Potential for Development: Medium. Dwelling and local roads and streets require special water control measures to remove excess surface water and lower the high-water table.

65 - Riviera Fine Sand

Drainage: Poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 6 - 18 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Local roads and streets and dwellings need adequate water control measures to lower the high-water table to a depth of at least 2.5 feet or fill material will need to be used to increase the depth of the water table.

68 - Winder Fine Sand

Drainage: Poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 3 - 18 Inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Local roads and streets and dwellings need adequate water control measures to lower the high-water table to a depth of at least 2.5 feet or fill material will need to be used to increase the depth of the water table.

69 - Bakersville Muck

Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 0 - 12 Inches

Slope: 0 - 2

Potential for Development: Severe/Low. Fill material is needed to raise construction sites and roadbeds above the high-water table.

K. Upland Forest and Wetlands and Flood Zones

A Vegetation Association Map is included in **Attachment 9**. A minimum of five percent (5%) of the upland natural vegetation will be conserved on site based on a PUD-wide calculation. The upland conservation areas may be provided within the Upland Buffers.

The Property contains 476.23 +/- Acres of land within Flood Zone A as depicted on **Attachment 10**. Development within designated Flood Zones will comply with the Flood Damage Control Regulations provided in LDC Part 3.03.00.

L. Significant Natural Communities and Listed Species

1. Significant Natural Communities Habitat (SNCH)The Environmental Assessment identified an area designated FLUCCS 1123: Live Oak. At the time of an Incremental Master Development Plan is submitted for the portion of the Property containing the FLUCCS 1123: Live Oak habitat, further evaluation will be completed in coordination with the St. Johns County Environmental Department. If this further evaluation determines SNCH is present within the area designated FLUCCS1123: Live Oak, then a minimum of 10% of the area will be shown on the Incremental MDP and preserved in accordance with the LDC. During a site assessment completed by Oneida Environmental on July 11, 2024, one state listed species, gopher tortoise, was documented on the property. To satisfy any future permitting requirement, a formal 100% gopher tortoise burrow survey will be conducted throughout the subject property's potential gopher tortoise habitats and any gopher tortoise burrows proposed to be impacted will be permitted for relocation through FWC. Surveys will be conducted when construction is scheduled to start within 90 days and when local government approval has been obtained. A copy of the Oneida Environmental Assessment is included as **Attachment 11**.

A description of the FLUCCS habitat types are listed below and are provided in the Oneida Environment Assessment.

Uplands

Live Oak (FLCCS 1123) – This vegetative community consisted of sand pine (*Pinus clausai*), sand live oak (*Quercus geminata*), saw palmetto (*Serenoa repens*), rusty staggerbush (*Lyonia ferruginea*), Darrow's blueberry (*Vaccinium darrowii*), American beautyberry (*Callicarpa americana*), tarflower (*Bejaria*

racemosa), Spanish bayonet (*Yucca aloifolia*), goldenrod (*Solidago* spp.), and cottony goldenaster (*Chrysopsis gossypina*).

Coniferous Plantations (FLCCS 183332) – This vegetative community consisted of slash pine (*Pinus elliotii*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), rusty staggerbush, chalky bluestem (*Andropogon virginicus*), earleaf greenbrier (*Smilax auriculata*), Carolina redroot (*Lachnanthes caroliana*), muscadine (*Vitis rotundifolia*), red bay (*Persea borbonia* var. *borbonia*), dogfennel (*Eupatorium capillifolium*), bracken fern (*Pteridium aquilinum*), wax myrtle (*Morella cerifera*), groundsel tree (*Baccharis halimifolia*), gallberry (*Ilex glabra*), and blackroot (*Pterocaulon pycnostachyum*).

Utilities (FLCCS 1860) – This land cover classification consisted of a powerline easement.

Wetlands

Wet Coniferous Plantations (FLCCS 1833321) – This vegetative community consisted of slash pine, dahoon holly (*Ilex cassine*), red bay, saw palmetto, fetterbush (*Lyonia lucida*), Virginia chain fern (*Woodwardia virginiana*), netted chainfern (*Woodwardia areolata*), and meadow-beauty (*Rhexia* spp.).

Freshwater Non-Forested Wetlands (FLCCS 2100) – This vegetative community consisted of cattails (*Typha* spp.), alligator weed (*Alternanthera philoxeroides*), pickerelweed (*Pontederia cordata*), sedges (*Carex* spp.), and Peruvian primrose-willow (*Ludwigia peruviana*).

Cypress/Tupelo (FLCCS 2210) – This vegetative community consisted of slash pine, pond cypress (*Taxodium ascendens*), red bay, swamp bay (*Persea palustris*), dahoon holly, Virginia chain fern, wax myrtle, and fetterbush.

Mixed Hardwood-Coniferous Swamps (FLCCS 2240) – This vegetative community consisted of slash pine, red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), cabbage palm (*Sabal Palmetto*), water oak (*Quercus nigra*), fetterbush, yaupon holly (*Ilex vomitoria*), Chinese tallow (*Triadica sebifera*), wax myrtle, Carolina willow (*Salix caroliniana*), Virginia chain fern, netted chain fern, cinnamon fern (*Osmunda cinnamomea*), sawbriar (*Smilax bona-nox*), and southern shield fern (*Dryopteris ludoviciana*).

Cypress/Hardwood Swamps (FLCCS 2241) – This vegetative community consisted of bald cypress (*Taxodium distichum*), blackgum (*Nyssa sylvatica*), swamp bay, red bay, dahoon holly, water oak, red maple, buttonbush (*Cephalanthus occidentalis*), wax myrtle, soft rush (*Juncus effusus*), and cinnamon fern.

2. Wildlife Crossings

At-grade wildlife crossings may be provided at various points along the internal road network subject to approval by the applicable jurisdictional agencies. Additional details of the proposed wildlife crossings shall be subject to approval of the SJRWMD and the ACOE and will be specified in the permits to be issued by these agencies authorizing the road crossings and wetland impacts.

M. Historic Resources

The subject property falls within a “High” and “Medium” probability zone for archaeological sites based upon the county’s defined archaeological probability zones. Therefore, a comprehensive Phase I cultural resource assessment survey (CRAS) of the Property has been conducted in accordance with St. Johns County LDC Section 3.01.04 and findings of the cultural resource investigation are included in the final assessment in accordance with the guidelines for Cultural Resource Assessment Surveys (Phase I) in Module 3, Chapter 2 of the *Cultural Resource Management Standards and Operational Manual* of the Florida Division of Historical Resources. The Cultural Resources Assessment Survey of the RIC Tract, St. Johns County, Florida, dated September 2024 (SWCA CRAS Assessment), is included as **Attachment 12**. The SWCA CRAS will be submitted to the Florida Division of Historical Resources after review by County staff.

SWCA conducted their investigation between September 3, 2024, and September 17, 2024, and included a pedestrian inspection coupled with the excavation of subsurface tests throughout the site. Additionally, a historic resource survey was conducted for the project tract and surrounding areas within the line of sight. The investigation resulted in the identification of two archaeological sites and three historic structures. These newly recorded resources are recommended as ineligible for listing in the National Register of Historic Places.

In accordance with local and state regulations, SWCA made a reasonable and good faith effort to identify historic properties within the proposed project area. Based on the results of the investigation, SWCA recommends a finding of no historic properties affected within the Project.

N. Buffering and Landscaping

1. Perimeter Buffer

In accordance with LDC Section 5.03.03.A.4, a ten (10) foot natural or landscape buffer shall be provided around the perimeter of the PUD. Where perimeter buffers are within common areas, the HOA/POA or CDD shall be responsible for maintenance. The development may construct an earthen berm, wall or decorative fencing up to six (6) feet in height, or project signage within the perimeter buffers, at its option.

2. Adjacent Land Use and Buffering

Buffering and screening between adjacent properties external to the PUD shall be provided in accordance with LDC Section 6.06.04 except where extensive wetlands, or an intervening road may serve to satisfy the requirement for adjacent buffering and screening.

In accordance with the buffering and screening provisions of LDC Section 6.06.04 and where required, an earthen berm, a wooden or vinyl clad fence, or masonry wall may be provided in lieu of an opaque vegetated buffer. The developer may

construct a fence up to six (6) feet high on all or some of the perimeter of the property, at its option. This fence may be considered part of the perimeter screening in accordance with the LDC. A minimum thirty-five (35) foot transition buffer consisting of either existing or planted vegetation shall be provided along the northern and eastern perimeter of the site abutting residential development, as shown on the MDP Map.

On-street parking will have no landscape buffer requirements.

In areas where proposed development abuts SJRWMD mitigation banks, there shall be a sixty (60) foot occupied structure setback, as shown on the MDP Map.

3. Upland Buffers

An upland buffer with an average width of 25 feet, minimum width of 10 feet shall be provided adjacent to contiguous wetlands in accordance with LDC Section 4.01.06. The average upland buffer shall achieve an overall greater upland buffer area than when applying the non-averaged upland buffer. Buffer areas may be adjusted on construction plans provided the averaged upland buffer requirement is not reduced.

There shall be a 25-foot building setback from the averaged 25-foot upland buffer adjacent to contiguous wetlands. In accordance with LDC Section 4.01.06.B.2, accessory uses allowable under Section 2.02.04 shall be permitted within the building setback; stormwater ponds, recreational paths, pools, pool enclosures and buildings without permanent foundations and other similar uses are allowed within the setback. The 25-foot setback requirement from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included within the platted lots. In this instance, residential lots are subject only to the application zoning district minimum setbacks.

As per LDC Section 4.06.01.C.3., in an area where the upland buffer is or will be comprised of fill material on the bank of a stormwater system, with permits by state and federal regulating agencies, the area shall be reestablished as a natural upland buffer by replanting of plants that are native to the ecological community.

4. Landscaping Standards

Trees required for mitigation may be planted within road rights-of-way upon review and approval by the County. For public roads, a right-of-way permit and hold harmless agreement shall be entered into with the County as well as a right of way agreement for a private entity such as a CDD or HOA to maintain the trees within the right of way.

Criteria for street trees along CR 2209 and minor collectors are as follows:

IF YOUR SITUATION MATCHES ONE OF THE FOLLOWING:			CHOOSE THIS SIZE TREE TO FIT:	
A	B	C	Maximum tree size at maturity ¹	Tree Selection
Total planting area (lawn, island or soil strip)	Distance between sidewalk and curbing	Minimum distance from pavement or wall		
50-150 square feet	3 to 4 feet	2 feet	Small (less than 30 feet tall)	Dogwood Redbud Nellie Stevens Holly Crape Myrtle (Multiple Varieties) Japanese Magnolia East Palatka Holly Yaupon Palm
150-300 square feet	4 to 7 feet	4 feet	Medium (less than 50 feet tall)	Magnolia Little Gem Elm – multiple varieties Dahoon Holly East Palatka Holly Savannah Holly Live Oak White Oak
More than 300 square feet	More than 7 feet	More than 6 feet	Large (taller than 50 feet) ²	Elms – multiple varieties Live Oak Live Oak cult (high-rise, etc.) Pinus Elliotti (Slash Pine)

				Sweetgum Magnolia
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1. Information pulled from University of Florida "Choosing suitable trees for urban and suburban sites: site evaluation and species selection" - Planting Area Guidelines.
2. Tree Species selected from University of Florida North Florida Tree Selector Application.
3. All trees will be planted per SJCUD Utility installation standards.

5. Roadway Buffer and Setback

A minimum fifty (50) foot residential lot setback is required along select segments of the CR 214 and CR 2209 rights-of-way. Stormwater ponds, utilities, signage, landscaping, wetlands, and upland buffers are permitted within this setback. Where there is an intervening forested wetland providing adequate buffering between the lots and the roadway, the requirement for a wall or landscaped earthen berm shall not be required. A landscape buffer will be provided in such a manner that meets all other screening requirements of LDC Section 6.06.04 Standard B.

O. Special Districts

This PUD is not located in a Special District as defined by Article III of the LDC.

P. Temporary Uses

Ten (10) percent of the homes within each phase of construction within the PUD may be constructed as model homes with approved construction plans. The model homes may be built during construction of the infrastructure and may be used for sales, administration and construction offices. Parking for the model homes and sales offices will be located within the driveway of the model home or within temporary parking areas that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt. Parking for the model homes will comply with ADA guidelines. Areas designated as Model Home areas may be relocated as construction progresses. Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C. Temporary signage is allowed as per the LDC.

Q. Accessory Uses

Accessory uses and structures will be allowed in accordance with the LDC Section 2.02.04 and this MDP text, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure.

Typical residential accessory uses will be allowed, including but not limited to the following: patios, decks, swimming pools, patios, air conditioning units, walkways and sidewalks. Accessory family units (AFUs) shall be permitted in accordance with LDC Section 2.02.04.B16. AFUs and guest house uses shall not be considered as additional units and such units will not be included in the MDP density calculation.

Accessory uses or structures contained within or attached to the building containing the principal use shall be considered a part of the principal building and not an accessory building and shall meet the same requirements for setbacks as the main use structure, except pools, covered pools, patios, outdoor fireplaces, decks and gazebos, either attached or detached from the principal use structure, may be constructed up to a minimum of three (3) feet from the rear or side property boundary. However, in no case shall the water's edge of a swimming pool be located closer than five (5) feet from the side and rear property line. Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be in any required side or rear yard up to a minimum three (3) foot setback to the property line. No accessory structure, excluding yard ornaments, shall be located within the required front yard.

Guesthouses or employee quarters, either attached or detached, shall meet the required setbacks of the principal use structure.

No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to the following: buildings, footings, decks, screened enclosures, patios, swimming pools and pool decks. No air conditioning or electrical equipment, masonry walls or masonry fences, swimming pools, swimming pool decks, swimming pool enclosures or signs shall be located or constructed within any drainage or underground utility easement. All fencing shall comply with LDC Section 2.02.04.B.12.

All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations and Florida Accessibility Code for Building Construction ("FACBC") requirements.

R. Phasing Schedule and Conversions

The Project will be constructed in two (2), ten (10) year phases. Construction must commence within five (5) years of January 1, 2026. Commencement of construction shall mean County approval of construction plans for construction of phase 1 of CR 2209. Unused development rights within the first phase may be carried over into the second phase, and/or development rights in phase 2 may be accelerated into phase 1 if all required mitigation for phase 2 is satisfied. Notwithstanding the proposed phasing schedule, in no event shall Certificates of Occupancy be issued prior to January 1, 2028, and in no event shall more than 500 Certificates of Occupancy be issued prior to January 1, 2030.

PUD Development Program Phasing Table

Phase 1:	Residential 1,038 SF 170 MF 457 Age Restricted SF
Phase 2:	1039 SF 170 MF 458 Age Restricted SF

Progress Monitoring Report

The Applicant or its successors or assigns shall submit, to the County Administrator, a PUD Progress Report, at the end of each phase, according to the estimated phases, as provided in the Phasing Schedule of this PUD. The Report shall provide the following:

- The total number of residential lots platted, and
- The total amount, in acres and percentage of the phase, of open space, and recreation areas, provided in the phase, and
- The total amount of residential development that received a Certificate of Concurrency, pursuant to LDC Article XI and a list of improvements or schedule of improvements in order to meet the Concurrency requirements.

S. Project Impact and Benefits

There is or will be adequate recreation, potable water, sewer, and roads to serve the project. The PUD establishes a master plan to guide development that includes amenities and services such as neighborhood parks/amenities, agricultural/Agrihood amenities, a potential school site, an interconnected roadway network, and a bike/ped network. Additionally, the Project provides a variety of housing options to serve the growing housing demand within St. Johns County in a manner consistent with the approved RES-B land use category intent.

The Agrihood Community Concept provides a unique opportunity in St. Johns County to incorporate local food production and access that serves to provide open space, recreation, and community connection within the development.

This Project assists in the completion of a long-term transportation planning effort to construct a north/south transportation corridor west of Interstate-95. A minimum 250-foot-wide right-of-way corridor through the Property, along with corresponding and necessary adjacent stormwater sites, will be constructed and dedicated and for donation by the Property owner to St. Johns County for the construction of those portions of CR 2209 that run through the Property, as generally depicted on the MDP Map. CR 2209 is proposed to be a new north/south roadway connecting Race Track Road to the south through St. Johns County. CR 2209 is intended to provide relief to the already congested Interstate 95 as a parallel corridor. In addition to the right-of-way donation, the Project will facilitate construction of over four (4) miles: building two (2) lanes of the future four (4) lane CR 2209 facility from CR208 to the Property boundary and building four lanes of CR2209 through the Property to CR214.

T. Waivers, Variances, or Deviations

- 1. LDC Section 2.02.05** The PUD will include recreational amenities and facilities to support the residential units. Such amenities and facilities may include, but not be limited to, resident event spaces where outdoor events, festivals, concerts, community markets, open air markets, food truck events and other gatherings may occur. Food and beverages (including alcoholic beverages) may be served or sold at such events. The aforementioned events may occur on the parcels labeled Amenity and Open Space on the MDP.
- 2. LDC Sections 2.02.04.B.5. and 2.02.04.B.8** The Applicant is requesting a waiver from the requirements that all mechanical equipment such as air conditioning units, pool mechanical equipment, utility meters, or other utility service equipment and all swimming pools including screened enclosures be set back a minimum of five (5) feet from property lines, and meet minimum yard requirements. There will be a variety of housing types and sizes, and in order to make efficient use of the land the Applicant would like the ability to provide a minimum of three (3)-foot setbacks for mechanical equipment, swimming pools and screened enclosures in certain sections of the project. Screening from adjacent uses shall be required where the three (3) foot setback is applied.
- 3. LDC Section 4.01.05.C.6** This waiver is requested to allow silvicultural harvesting up to the time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which St. Johns County approvals will be requested within the four (4) year period after land clearing. The site will be required to meet the minimum required tree inches per acre after completion of construction per the Land Development Code. A Site Plan including a Protected Trees Inventory will be provided in accordance with Section 4.01.05.F, St. Johns County Land Development Code.

- 4. LDC Sections 5.03.03.B.1.b-d and 6.03.01** This waiver is requested to allow the building setbacks and development site criteria for residential development to be as

specified in Section G of this Text. The Applicant is requesting waivers from the requirements that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted projections into the side yard setback, that there be a five (5)-foot setback for all accessory structures, that there be a minimum of twenty-five (25) feet from the edge of any sidewalk, and that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of ten (10) feet for residential development. There will be projections into the required five (5) foot side yard and all buildings will be located a minimum of ten (10) feet apart, as measured from outer wall to outer wall. The waiver is justified because it will accommodate the design concept for a wide variety of housing options, as well as the TNRD concept of bringing the community and streetscape into proximal relationship. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review. To ensure adequate public safety, the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

5. **LDC Section 5.03.02.G.2** The application is requesting a waiver from the requirement to provide a detailed site plan for the buildout program. This PUD includes the first Incremental MDP map with the depiction of CR 2209 at the intersection with CR 208. The project allows for phased development, including a mix of residential types. Incremental MDP Maps will be submitted depicting, in detail, the initial phase of development and a general depiction of the proposed uses for the remaining portion(s) of the project. Subsequent incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases before construction plan approval of those phases.
6. **LDC Section 6.01.04.B.1,3,5,6,7** This waiver allows area, height, and bulk regulations for Zero Lot Line Residential unique to the TNRD Zero Lot line residential. This waiver is justified due to the design and lot layout for the project and to permit Zero Lot Line Residential. Locating the home architecture closer to the forefront of the streetscape creates a better overall aesthetic. It also narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.
7. **LDC Section LDC Part 7.00.00.** This is a waiver from LDC Article VII, Section 7.02.00 that authorizes signage within all areas of the PUD in accordance with the Unified Sign Plan (USP). All areas of the PUD shall be considered as a single premises for the purposes of sign regulations, without regard to ownership of individual parcels. The PUD shall be subject to the USP included as **Exhibit D** of the PUD Ordinance, including the CR 2209 right of way immediately south of CR 208. Signage allowed under the USP shall also be allowable within the CR 2209 right of way adjacent to CR 208 and shall not be considered off-site signage, and may include a project identification or monument sign subject to the provisions of the USP.
8. **LDC Section 6.01.03.E.3 Front Yards on Corner Lots.** This waiver allows a ten (10)-foot setback on the secondary road for corner lots and to allow this yard to be defined as a side yard for regulatory purposes as specified in Section G of this Text. When a garage access is located on the side of the home, the setback shall be 20 feet to the

face of the garage. This waiver is justified because locating the home closer to the forefront of the streetscape on the second side creates a better overall aesthetic and will be consistent with the setback dimension along the street façade as the front of adjacent homes will also be set back ten feet. In addition, the 10-foot setback on the second front yard on corner lots narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.

- 9. LDC Section 6.04.05.K** This waiver is requested to reduce the spacing of the first full median opening on CR2209 from CR214. This full median opening provides access to the residential community in the western village and the mix of commercial and residential in the eastern village. The full median opening cannot be shifted further north due to the wetland preservation areas located on both sides of CR2209.
- 10. LDC Sections 6.04.07.D, 6.04.07.H.5, and 6.04.07.H.4** This waiver is requested to allow both multi-use paths and sidewalks to have a meandering path that may be located inside and outside of the right-of-way. Where multi-use paths or sidewalks are located outside of the right-of-way, the developer shall provide access and maintenance easements in a form suitable to St. Johns County. The waiver is justified because it will allow a more visually pleasing, undulating route for pedestrian experience.
- 11. LDC Section 6.04.07.H.4** This waiver is requested to require sidewalks a minimum of 4 feet in width within the PUD along local roads, except on cul-de-sacs with four or less lots. This waiver is justified because it makes little sense to provide sidewalks on such facilities where there would be little or no pedestrian usage and minimal vehicular traffic. In some areas, where portions of the cul-de-sac are adjacent to wetlands, Upland Buffers or other undeveloped areas that serve no homes, there would be no residents to plant, edge, irrigate and maintain grass around the terminus. Native plantings are encouraged in these areas that require minimal maintenance by the HOA, CDD or POA and will result in reduced impervious surface area and irrigation requirements.
- 12. LDC Sections 6.05.02.A, B and D** This waiver is requested to allow on-street parking and to allow shared parking areas to provide for all uses with no limitation on distance to use served subject to County review and approval. On-street parking shall only be permitted on local roads and the developer shall provide a maintenance and hold harmless/indemnification agreement in a form suitable to St. Johns County. The waiver is justified by the more efficient use of space, reduction in paved surfaces, and will ultimately allow a more pedestrian-scaled community to be developed.
- 13. LDC Section 6.06.04.B** This waiver is requested to the requirement for buffers and screening between uses interior to the PUD. The waiver is justified by the planned nature of the development allowing such adjacent uses to be compatible. Appropriate land use buffers and screening will be provided where adjacent to uses outside of the PUD except where wetlands or other vegetative open space will serve to provide the necessary separation.
- 14. LDC Sections 6.02.05.C.6, 6.06.04.B.6 and Section 5.03.03.B.1.e** This waiver is requested to the requirement for a wall, or landscaped earthen berm to be erected between CR 2209 and other Arterial and Major Collector Roadways and subdivisions.

This waiver only applies where there are intervening forested wetlands providing an adequate buffer between the lots and the roadway. A landscaped buffer will be provided in such areas that meets all other requirements of Screening Standard B. The waiver is justified because it will minimize the need to unnecessarily impact forested wetlands to provide the required buffer material.

15. LDC Section 7.02.06.B This waiver is requested to allow Directional and Wayfinding signs for safety purposes and for traffic circulation purposes. Directional signs shall meet the requirements of the Code; Wayfinding signs shall be permitted a maximum ADA of 18 square feet and shall not exceed 6 feet in height. Directional and Wayfinding sign locations will be depicted on construction plans. This waiver is justified by the use of wayfinding signage to provide direction internal to the RIC PUD. Wayfinding signage will not be visible outside of the project, therefore there will be no impact to the public created by this requested waiver.

16. LDC 7.06.01.A and B This waiver is requested to allow Project Identification Monument signs at the residential development entrances as identified on the USP Signage Master Plan map by either one (1) double faced sign or two (2) single faced signs. These sign(s) shall be a maximum of thirty (30) feet tall, with an ADA no greater than fifty-five (55) square feet in size per sign face area for residential development .The ADA will be located no higher than 15 feet above finished grade. This waiver is justified due to the fact that this is on a major controlled access road, CR 2209, and development will be buffered behind linear strands of forested wetlands. The increased height will provide a better project identification entrance feature that will clearly define the subdivision entry. This signage will also be integral to the overall theming of the community.

U. Ownership/Agreement

The applicant, its successors and assigns, hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and standards established by the County regarding said PUD.

V. Future Land Use Designation

The 2,673 +/- acre Project is located within the Residential-B (RES-B) land use category of the 2025 Comprehensive Plan, Ordinance 2019-07.

W. Consistency with the Comprehensive Plan

1. Nature of surrounding land uses and their protection from external impacts

The Project will have a positive external impact on surrounding uses as it facilitates the provision of a critical right-of-way reservation and construction of a four (4) +/- mile portion of CR 2209. CR 2209 will promote easier access to existing commercial nodes and existing residential development.

2. Transition, Scale, Compatibility with Surrounding Uses

Ordinance 2019-007 amended the land use designation of the Property from Rural/Silviculture to RES-B based on a determination of compatibility with the character and land use designation of surrounding uses, including consideration of the residential development potential of the Property. The RES-B designation also had the effect of placing the property in a Development Area and of supporting the long-term transportation planning goal of constructing a portion CR 2209 that runs through the Property.

The area surrounding the site is developed with residential uses that are compatible with the Project. Additionally, the Project is close to a broad mix of commercial and other non-residential uses that are located around the intersection of Interstate 95 and CR 208. Based on the character of surrounding land uses and the proposed uses within the Project, development in the area can co-exist in relative proximity and in a stable fashion over time.

3. Comprehensive Plan Consistency

Objective A.1.2 Control of Urban Sprawl The County shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area.

The Property is located within the designated Development Area and is consistent and compatible with residential development patterns to the north.

Policy A.1.2.1 The County shall only issue development orders or development permits consistent with the provisions of the County's Concurrency Management System, as provided in the Land Development Code.

Development of the Property will comply with the County's Concurrency Management System to ensure that the provision of public facilities and services will be in place to serve development.

Policy A.1.2.6 The extension or expansion of utilities and roads should promote compact, contiguous development patterns.

The Property is located within the designated Development Area, it will abut CR 2209, and it is located close to Interstate 95. Development will be connected to SJCUD utilities. The estimated total water demand is 0.944 MDG and the estimated total sewer demand is 0.806 MGD.

Objective A.1.3 The County shall locate land uses so they are compatible and complimentary.

The Project implements the intent of the land use plan to develop the property consistent with the RES-B future land use designation and to facilitate construction of CR 2209. The PUD text establishes internal and external buffers and

development standards that ensure compatibility with and sensitivity to surrounding uses and environmentally sensitive land.

Objective A.1.11 The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.

The Property is located within the Development Area, and, with the dedication and construction of CR 2209, will have direct access to major transportation corridors and connections to the regional transportation system, including Interstate 95.

Proposed density is consistent with the RES-B standard.

Objective A.1.11.1(m) Residential shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations, and concurrency management regulations. These additional controls may restrict the density of a proposed development to less than the maximum provided for in this provision. Density shall be determined on a site specific basis considering design, compatibility, infrastructure, site characteristics and other similar considerations, which may limit density appropriate to the site.
- Cultural/Institutional;
- Outdoor/Passive;
- Neighborhood Public Service;
- Public or private elementary schools, middle schools, and high schools;
- In Density Zone “A” and “B” designations, Neighborhood Commercial uses, approved pursuant to the Planned Development land development regulations may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.11.2 and A.1.3.11;

- In Density Zone “C” and “D” designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Development land development regulations may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.11.2 and A.1.3.11:
- In Density Zone “D” designation, hotels, motels and club facilities, together with ancillary commercial uses may be appropriate, when not incompatible with surrounding residential uses; and
- Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses.

The RIC Tract PUD is a planned community that will provide a mix of residential, civic, and recreational uses that will be developed with a full variety of building and housing types with up to 3,332 housing units.

The RES-B land use designation entitles agricultural uses, and agricultural support services and facilities when not incompatible with surrounding residential uses. As applicable to this Project, agricultural uses may be integrated into the development as an amenity supporting recreation, the provision of green space, community identity and local food production.

Policy A.1.13.3 Mixed Use Districts and Planned Developments shall provide criteria that supports the use of innovative land use patterns such as New Urbanism, Traditional Neighborhood Development, Sustainable Communities, and Smart Growth. Provisions shall be included for promotion of human scale, pedestrian-friendly streets, a variety of housing opportunities, interconnectivity of neighborhoods, underground utilities, passive and active recreation, town centers that include civic spaces, and greenways for recreation and the protection of environmental resources.

The PUD Text incorporates innovative land use patterns that apply conventional and traditional development opportunities to promote human scale development. A variety of residential development styles are supported by an efficient transportation network, a K-8 school site, and a variety of recreational opportunities, including community gardens and agricultural uses. The intent is to develop an Agrihood Community, an innovative development that provides local food production, community engagement, recreation, and community identity.

Policy A.1.14.1 The County shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map.

A school site may be provided within the site at a location based on mutual agreement between the Owner and the St. Johns County School Board.

LIST OF EHBITS AND ATTACHMENTS

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT B – MASTER DEVELOPMENT PLAN TEXT

EXHIBIT C – MASTER DEVELOPMENT PLAN MAP

EXHIBIT D – UNIFIED SIGNAGE PLAN (USP)

ATTACHMENT 1 – VICINITY MAP

ATTACHMENT 2 – AERIAL MAP

ATTACHMENT 3 – CR 2209 – ST. AUGUSTINE AREA

ATTACHMENT 4 – CR 229 – ST. JOHNS COUNTY

ATTACHMENT 5 – FUTURE LAND USE MAP

ATTACHMENT 6 – ZONING MAP

ATTACHMENT 7 – WETLAND MAP

ATTACHMENT 8 – SOILS MAP

ATTACHMENT 9 – VEGETATION ASSOCIATION MAP

ATTACHMENT 10 – FLOOD ZONES MAP

ATTACHMENT 11 – ONEIDA ENVIRONMENTAL ASSESSMENT

ATTACHMENT 12 – SWCA CRAS ASSESSMENT

ATTACHMENT 13 – FIRE STATION PROXIMITY MAP

DEVELOPMENT SUMMARY

- DEVELOPMENT PHASING PROGRAM
 - RESIDENTIAL
 - PHASE 1 1038 SINGLE FAMILY
170 TOWNHOME
457 AGE RESTRICTED SF
 - PHASE 2 1039 SINGLE FAMILY
170 TOWNHOME
458 AGE RESTRICTED SF
 - TOTAL 3332 DWELLING UNITS
- PROJECT AREA SUMMARY (DATA IS APPROXIMATE):
 - TOTAL PROJECT AREA (APPROXIMATE) = 2673.00± Ac.
 - UPLANDS = 1666.00± Ac.
 - WETLANDS = 1007.00± Ac.
 - CR2209 WETLAND IMPACTS (MIN. APPROXIMATE) = 24.80± Ac.
 - OTHER WETLAND IMPACTS (MIN. APPROXIMATE) = 98.40± Ac.
 - TOTAL WETLAND IMPACTS (MIN. APPROXIMATE) = 123.20± Ac.
 - WETLANDS CONSERVATION (MIN. APPROXIMATE) = 885.70± Ac.
 - MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) REQUIRED= 668.25± Ac.
 - MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) PROVIDED= 1037.77± Ac.
 - UPLAND BUFFER ADJACENT TO WETLANDS= 94.05± Ac.
 - UPLAND PRESERVATION AREAS (5% OF UPLAND NATURAL VEGETATION, NOT INCLUDING SNCH)= 83.30± Ac.
 - SIGNIFICANT NATURAL HABITAT ACRES TO BE DETERMINED (10% OF SNCH) UPON SITE VISIT
 - COMMUNITY/NEIGHBORHOOD PARKS 5 AC/1000 POPULATION 3332 UNITS X 2.75PPH=9163
 - 9.16 X 5 = 45.80± Ac.
- BUFFER/BUILDING SETBACK
 - AVERAGE UPLAND BUFFER WIDTH 25'
 - MINIMUM UPLAND BUFFER WIDTH 15'
 - BUILDING SETBACK 25'
- OPEN SPACE REQUIRED (25%)= 668.25± Ac.
- OPEN SPACE PROVIDED= 1037.77± Ac.
- PROJECT IDENTIFICATION SIGNAGE & MONUMENTATION SHALL COMPLY WITH THE PUD.
- ADDITIONAL PARK LOCATIONS WILL BE SHOWN ON INCREMENTAL MDP'S

LEGAL DESCRIPTION

All of Section 13, Township 7 South, Range 28 East, except that part in Official Records Book 193 Page 283 of the Public Records of St. Johns County, Florida;

East ½ of Section 23, Township 7 South, Range 28 East;

All of Section 24, Township 7 South, Range 28 East;

All of Section 25, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

East ½ of Section 26 and South ½ of Southwest ¼ of Section 26, Township 7 South, Range 28 East;

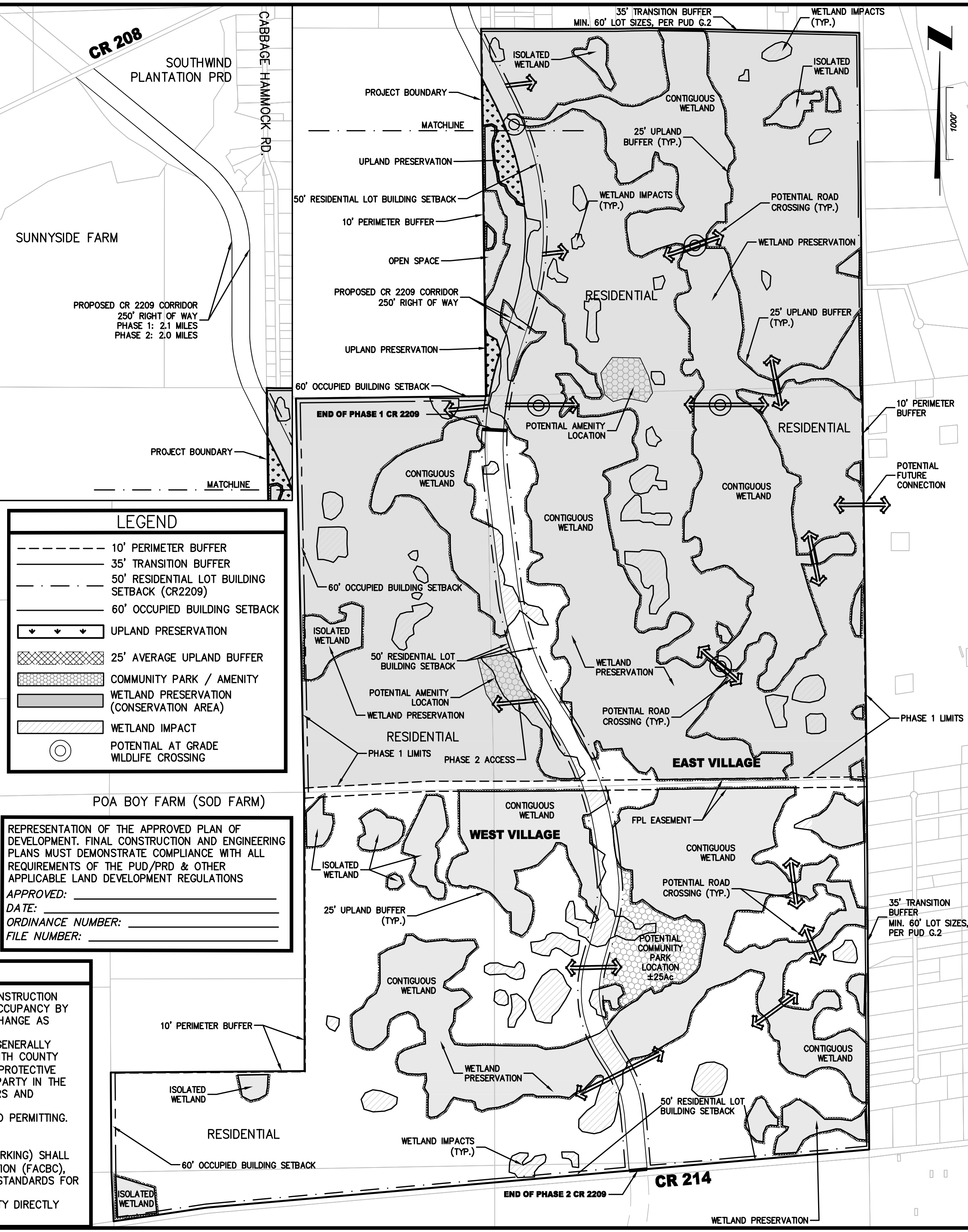
All of Section 35, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

All of Section 36, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County

Approved Future Land Use Map Amendments – St. Johns County Ordinance 2019–007.

GENERAL NOTES

- TEMPORARY CONSTRUCTION & SALES TRAILERS WILL BE PLACED ON SITE IN CURRENT CONSTRUCTION PHASE. TRAILERS WILL BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY. THE LOCATION OF TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND GENERALLY UNDISTURBED. DISTURBED UPLAND BUFFERS SHALL BE RE-VEGETATED IN ACCORDANCE WITH COUNTY STANDARDS. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING, AND CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFERS. UPLAND BUFFERS AND SETBACKS SHALL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 4.01.06.B.
- WETLANDS SHOWN ARE SUBJECT TO CHANGE BASED UPON FINAL JURISDICTIONAL WETLAND PERMITTING.
- ON-SITE AIR BURNING LOCATION TO BE DETERMINED IN FIELD.
- STOCKPILE LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
- ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE.
- ADDITIONAL SITE ACCESS WILL BE PROVIDED ALONG THE SOUTHERN END OF THE PROPERTY DIRECTLY ADJACENT FROM CR214, SUBJECT TO COUNTY REVIEW AND APPROVAL.



LEGEND

- 10' PERIMETER BUFFER
- 35' TRANSITION BUFFER
- 50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
- 60' OCCUPIED BUILDING SETBACK
- UPLAND PRESERVATION
- 25' AVERAGE UPLAND BUFFER
- COMMUNITY PARK / AMENITY
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- POTENTIAL AT GRADE WILDLIFE CROSSING

REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD & OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 13-116-05

DRAWN BY: MC

DESIGNED BY: RJC

CHECKED BY: KR

DATE: 7/22/24

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

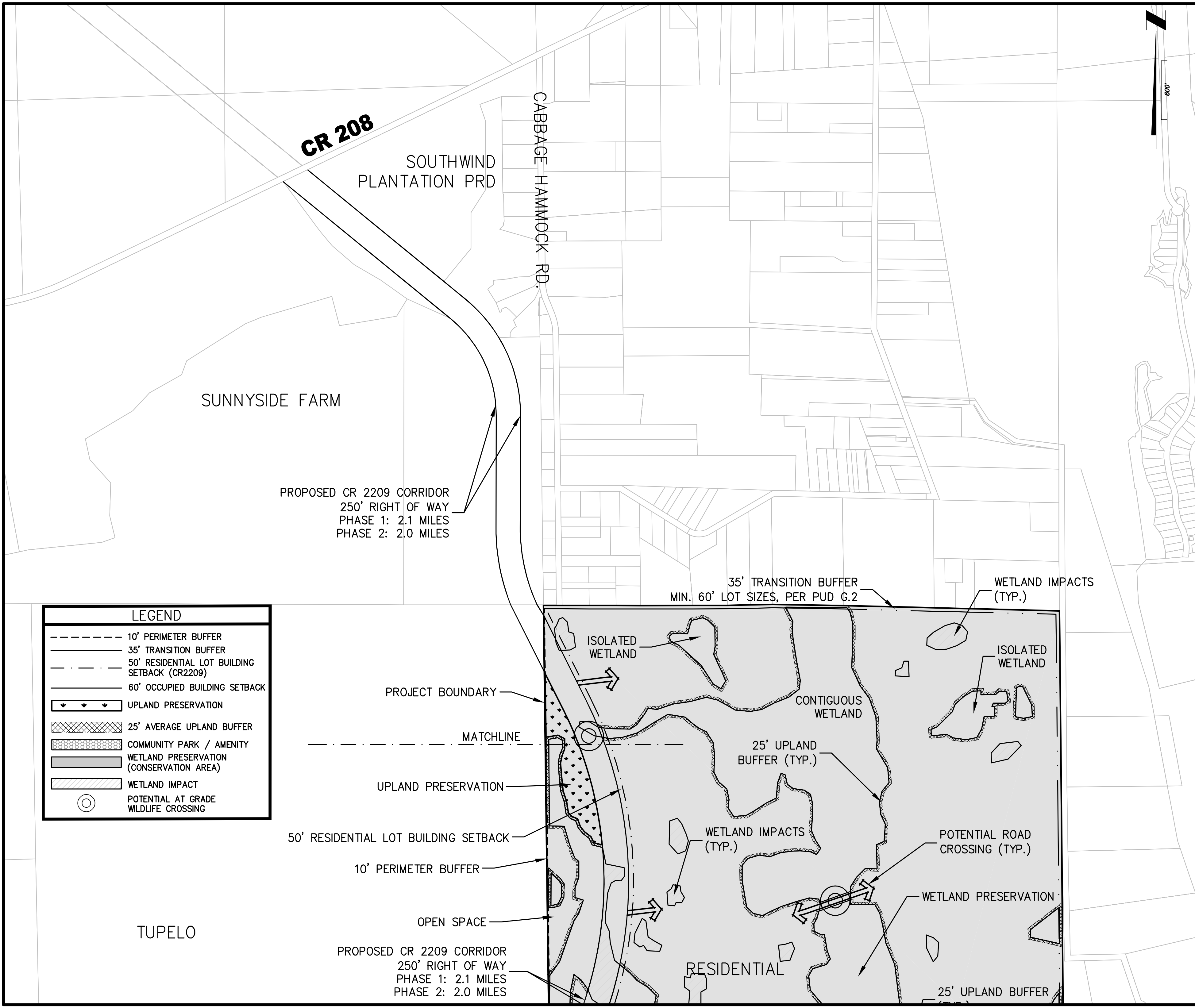
ETM
VISION - EXPERIENCE - RESULTS

MASTER DEVELOPMENT PLAN

ROBINSON TRACT

ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
1 OF 4



LEGEND

- 10' PERIMETER BUFFER
- 35' TRANSITION BUFFER
- 50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
- 60' OCCUPIED BUILDING SETBACK
- ▼▼▼ UPLAND PRESERVATION
- ▨ 25' AVERAGE UPLAND BUFFER
- ▨ COMMUNITY PARK / AMENITY
- ▨ WETLAND PRESERVATION (CONSERVATION AREA)
- ▨ WETLAND IMPACT
- POTENTIAL AT GRADE WILDLIFE CROSSING

PROPOSED CR 2209 CORRIDOR
250' RIGHT OF WAY
PHASE 1: 2.1 MILES
PHASE 2: 2.0 MILES

35' TRANSITION BUFFER
MIN. 60' LOT SIZES, PER PUD G.2

WETLAND IMPACTS (TYP.)

PROJECT BOUNDARY

MATCHLINE

UPLAND PRESERVATION

50' RESIDENTIAL LOT BUILDING SETBACK

10' PERIMETER BUFFER

OPEN SPACE

PROPOSED CR 2209 CORRIDOR
250' RIGHT OF WAY
PHASE 1: 2.1 MILES
PHASE 2: 2.0 MILES

ISOLATED WETLAND

CONTIGUOUS WETLAND

ISOLATED WETLAND

25' UPLAND BUFFER (TYP.)

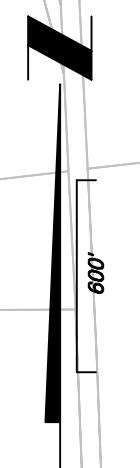
WETLAND IMPACTS (TYP.)

POTENTIAL ROAD CROSSING (TYP.)

WETLAND PRESERVATION

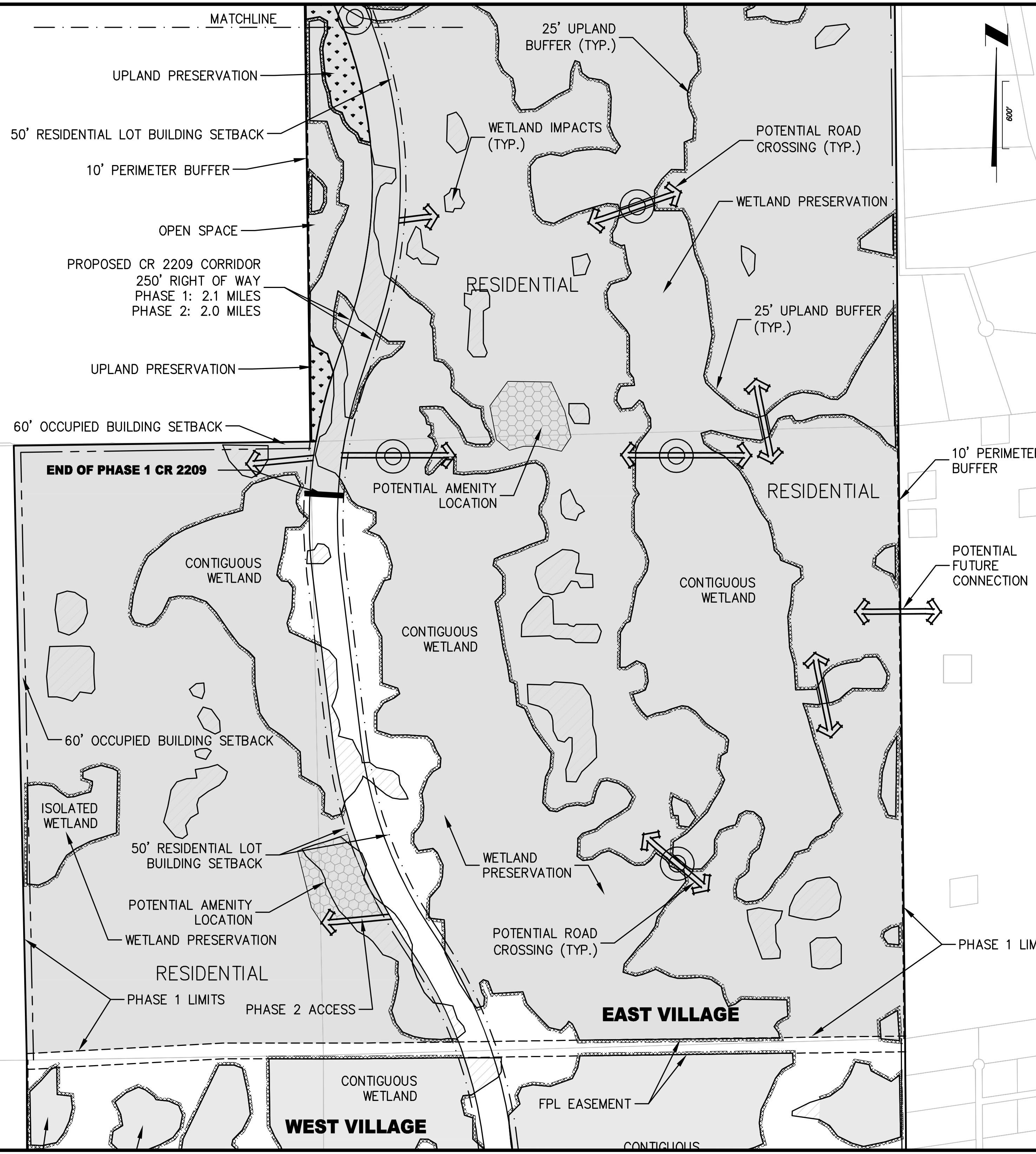
RESIDENTIAL

25' UPLAND BUFFER



<p>England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316</p>		<p>ETM VISION - EXPERIENCE - RESULTS</p>	<p>MASTER DEVELOPMENT PLAN</p> <p>ROBINSON TRACT</p> <p>ST. JOHNS COUNTY FLORIDA</p>	<p>PLANS PREPARED UNDER THE DIRECTION OF:</p>
<p>ETM NO. 13-116-05</p>	<p>REVISIONS:</p>			
<p>DRAWN BY: MC</p>	<p>DESIGNED BY: RJC</p>			
<p>CHECKED BY: KR</p>	<p>DATE: 7/22/24</p>			
<p>DRAWING NUMBER</p> <p>2 OF 4</p>				

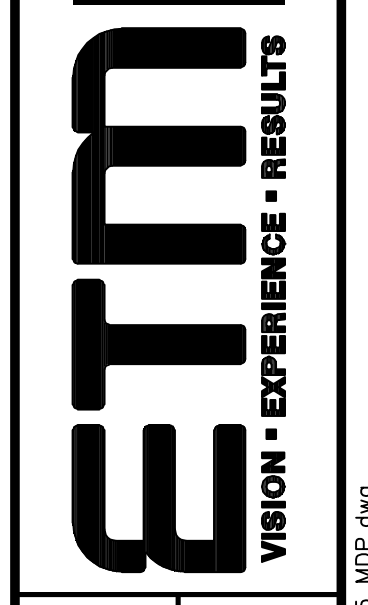
Exhibit C



LEGEND	
	10' PERIMETER BUFFER
	35' TRANSITION BUFFER
	50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
	60' OCCUPIED BUILDING SETBACK
	UPLAND PRESERVATION
	25' AVERAGE UPLAND BUFFER
	COMMUNITY PARK / AMENITY
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	POTENTIAL AT GRADE WILDLIFE CROSSING

PLANS PREPARED UNDER THE DIRECTION OF:	
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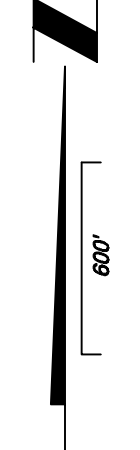
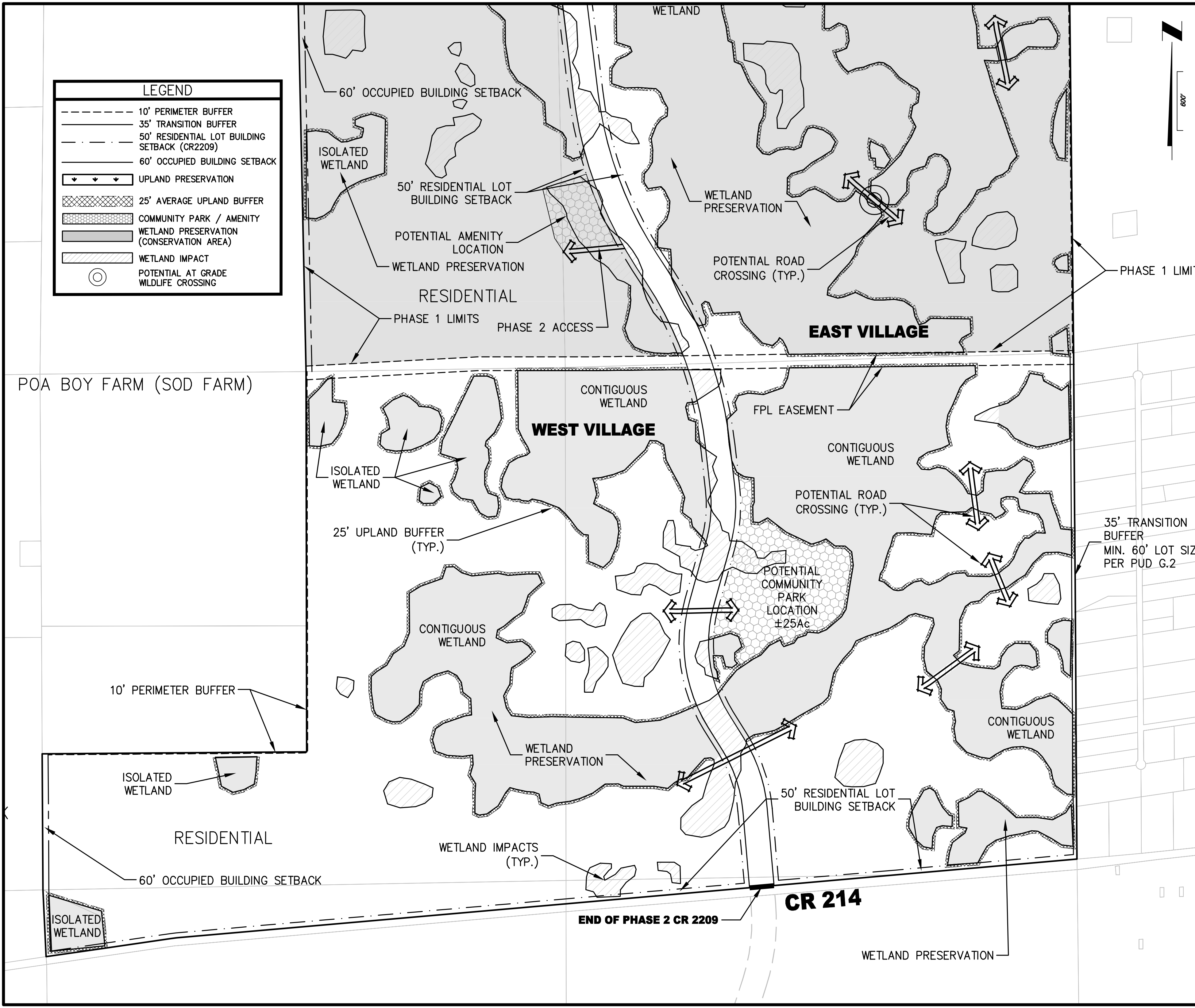


MASTER DEVELOPMENT PLAN
ROBINSON TRACT
ST. JOHNS COUNTY FLORIDA
DRAWING NUMBER
3 OF 4

POA BOY FARM (SOD FARM)

LEGEND

- 10' PERIMETER BUFFER
- 35' TRANSITION BUFFER
- 50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
- 60' OCCUPIED BUILDING SETBACK
- ▼▼▼ UPLAND PRESERVATION
- ▨ 25' AVERAGE UPLAND BUFFER
- ▨ COMMUNITY PARK / AMENITY
- ▨ WETLAND PRESERVATION (CONSERVATION AREA)
- ▨ WETLAND IMPACT
- ⊙ POTENTIAL AT GRADE WILDLIFE CROSSING

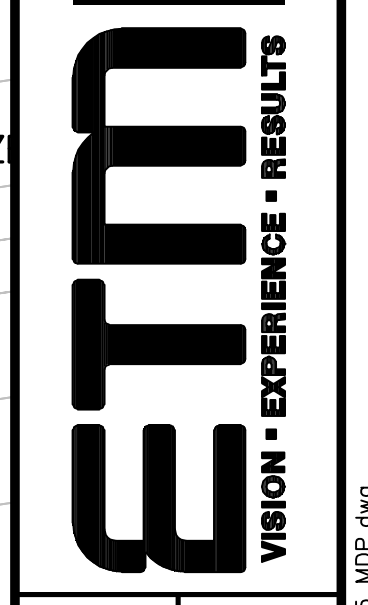


PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 13-116-05	DRAWN BY: MC	DESIGNED BY: RUC	CHECKED BY: KR	DATE: 7/22/24
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England-Thims & Miller, Inc.
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MASTER DEVELOPMENT PLAN

ROBINSON TRACT

ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
4 OF 4

RIC TRACT PUD
UNIFIED SIGN PLAN (USP)

Revised September 12, 2024

TABLE OF CONTENTS

Narrative	2
General Parameters	3
Signage Materials & Design	4
ADA Shape and Materials	5
Signage Standards	6
Signage Master Plan	7

PROJECT SIGNAGE

A1 – Project Public Identification Monument Sign	9
A2 – Project Identification Monument Sign(s)	10
B – Business Identification Monument Sign	11
C – Residential Monument Sign	12
D – Entry Monument Column.....	13
E - Tenant Wall Signs	14
F – Street and Traffic Signs.....	14
G - Flags	14
H – Project Construction Signs.....	14
I – Temporary Signs	15
J – Special Event.....	15
K – Directional and Wayfinding Signs.....	15

Narrative

This Unified Sign Plan (“USP”) has been developed to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. To accomplish this goal, various sign types will be utilized throughout the Project and within the boundaries of the **Robinson Improvement Company Tract (“RIC Tract”)** Planned Unit Development (“PUD”). Unless otherwise stated herein, signage within the **RIC Tract PUD** will meet the requirements of the Land Development Code (“LDC”) for St. Johns County in effect on the date of this USP’s approval. Additionally, any signs that are allowed by the LDC shall also be allowed in the **RIC Tract PUD** even if they are not specifically addressed in this USP. Careful consideration has been given to the type and placement of the signage to ensure an appealing, unified theme throughout the development.

The following types of signs/structures will be used:

- Project Public Identification Monument Sign
- Project Identification Entrance Monument Signs
- Business Identification Monument Signs
- Residential Monument Signs
- Tenant Wall Signs
- Outparcel Signs
- Street and Traffic Signs
- Flags
- Project Construction Signs
- Temporary Signs
- Special Use Signs
- Directional Signs

General Parameters

A general coordinated theme will be established for the PUD's signage that will provide a logical hierarchy of signage to be used throughout the Project. Signs may be incorporated into a wall, fence, tower or other structure and may include decorative aspects such as architectural features, waterfalls, columns etc., consistent with the overall theme of the development.

For purposes of this USP, any sign located within the boundaries of the overall **RIC Tract PUD** will be considered an "on-premise sign", as this term is defined and regulated in the LDC, without regard to ownership of individual parcels so long as the sign content is relevant only to development within the PUD. However, the USP will be applicable to any properties that may be added to **RIC Tract PUD** in the future. The height of the signs as defined in this document will mean the total height of the Advertising Display Area ("ADA"). All associated sign structure and other decorative features are assigned a separate height measurement.

Signage Materials & Design

Sign structures may be constructed of wood, masonry, brick, or stone, excluding pole signs. Sign structures will be natural or earth-tone colors. Lighting shall comply with the applicable requirements of **LDC, Section 7.02.04**.

Other elements may be incorporated into a sign and be an integral part of the signage. These may include such structures as planters, walls, fences, a pond or waterfalls, coping, banding, capstones and columns, etc. The architectural elements enhance the overall signage presentation and help foster the unified signage theme.

Street, traffic and directional signs shall be of the size and style of standard signage utilized throughout St. Johns County. They will be of aluminum posts, caps and frames with concrete footings. The sign faces shall be stainless steel signs with colored, reflective coatings according to state and county law.

Signs may be lighted via either internal or external illumination. Steadily lit neon signs shall be allowable within the PUD. Lighting shall be white in color.

ADA Shape and Materials

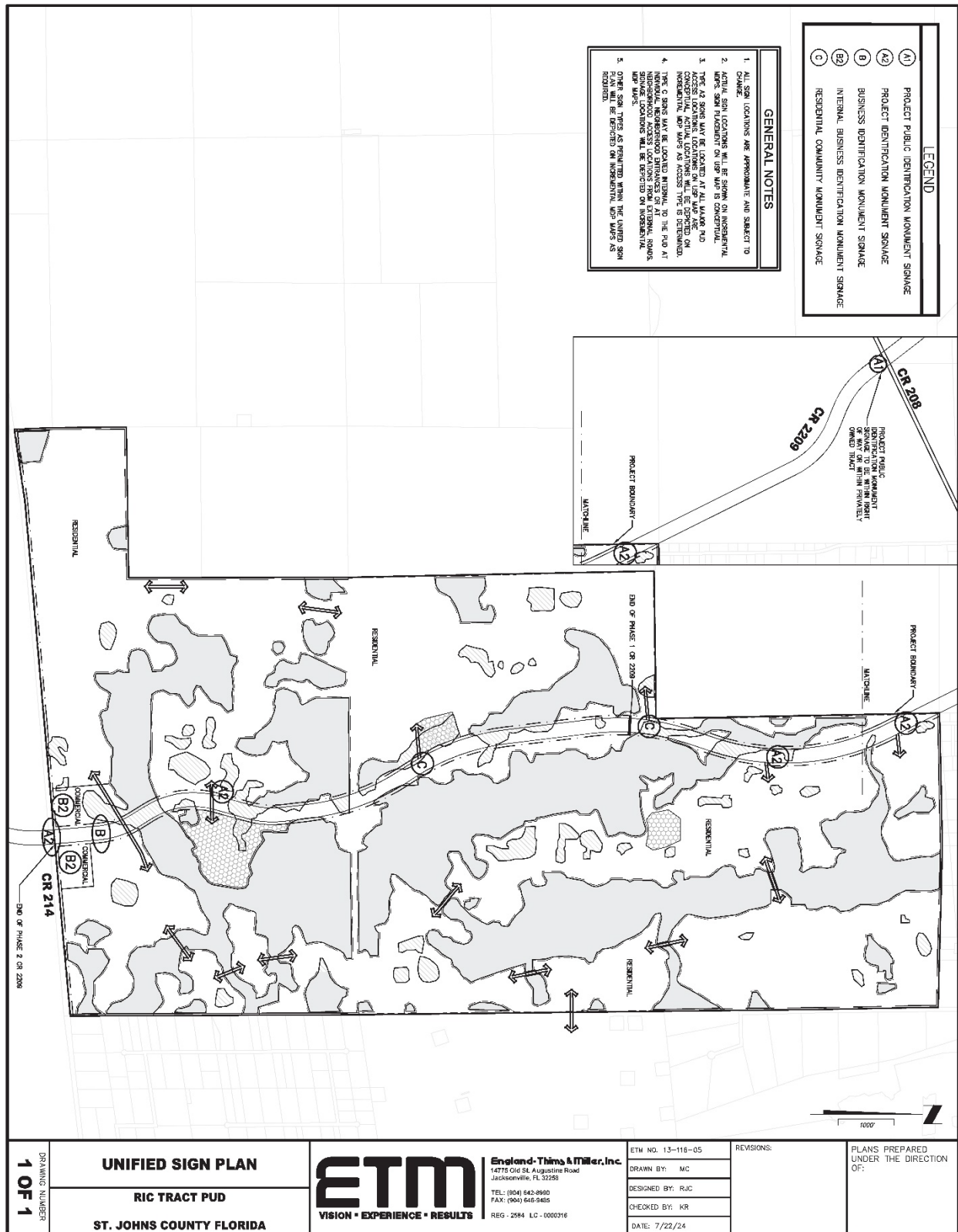
The ADA is defined by the smallest geometric shape that may be used to encompass all advertising lettering. The ADA shape may be in the form of a square, rectangle, circle, oval or other geometric pattern. The lettering may be mounted on inserts or panels to be attached to a sign structure or building face, may be pin mounted or channel mounted lettering, surface mounted, painted on, sandblasted onto the surface material, or engraved into a surface. A combination of materials may be utilized in conjunction with a variety of style types, in conformance with applicable provisions of **LDC Section 7.02.04**.

Signage Standards

The proposed signs are further detailed in the written description below:

SIGNAGE STANDARDS					
Key	Sign Type	General Location	Max Quantity	Max ADA per Side (SF)	Max ADA Height (feet)
A-1	Project Public Identification Monument Sign	One sign located on CR 2209 and CR 208 within the ROW or privately held tract.	1	55 SF	25 Feet
A2 NR A2 R	Project Identification Monument Sign (Internal entrances)	Signs located at internal entrances to the project along CR2209, A-2 NR two (2) within the commercial parcels, A-2 R approximate locations; (1) at the south end of project on CR 2209 near CR 214; (1) mid-point on CR 2209 and (1) north end of project on CR 2209	1 per major access location as shown on future Incremental MDP's 2 within the commercial parcels	100 SF (non-res) 55 SF (residential)	15 Feet (non-res) 15 Feet (residential)
B	Business Identification Sign	Each outparcel shown at the time of incremental MDP's	1 per parcel	Up to 100' of street frontage Max ADA 150 SF	15 Feet
B2	Business Identification Sign (Internal)	Each outparcel along internal road	1 per outparcel	30 SF	4 Feet
C	Residential Community Entry Monument Sign	Up to two (2) Signs subdivision entrance and may have up to town (2) sign faces.	N/A	32 SF	15 Feet
	Internal Residential/ Neighborhood Sign	Placed at neighborhood entrance along the roadway and may have up to town (2) sign faces.	N/A	24 SF	10 feet
	Building Fascia Wall Signs-	Each single or multi-tenant building shall be permitted.	1 per tenant	1.5 SF per LF of occupancy frontage, not to exceed 150 SF per sign & <200 SF of sign area/ business	N/A
	Street and Traffic Sign	Project-wide	N/A	N/A	N/A
	Flags	Project-wide	N/A	N/A	N/A
	Project Construction Sign	Project-wide	N/A	N/A	N/A
	Temporary Sign	Project-wide	N/A	N/A	N/A
	Special Event Sign	Project-wide	N/A	N/A	N/A
	Wayfinding / Directional Sign	Project-wide	N/A	18 SF	6 Feet

Signage Master Plan



G:\13-116\13-116-05 - Zoning Support\LandDev\Design\Plots\Exhibits\13-116-05 USP.dwg

PLOTTED: September 12, 2024 - 2:40 PM, BY: Eddie Erickson

Project Signage

A – Project Identification Monument Sign(s)

Sign Description

For purposes of application of the LDC, Project Identification Monument Signs will be considered “on- premise signs” as regulated by **LDC Section 7.02.00** with the exception of the Project public identification Sign (A-1) which will be located either within the right-of-way or in a privately held tract subject to a hold harmless agreement approved by St. Johns County. Project identification entry signs may be monument or ground signs, or may be incorporated into a wall, fence, architectural element, or other structure. The Project Public identification sign (**A1**) will be limited to a maximum ADA height of 25 feet with the architectural elements a maximum 40 **feet** within the right-of-way or within a privately held tract on CR 2209 near CR 208. Project identification monument signs (**A2 NR / A2 R**) will have a maximum ADA height of 15 feet with the architectural elements a maximum 30 feet located at or near major access points of the Project.

This sign group includes the Project **Public** Identification Monument Sign – A1 and Project Identification Monument Signs– A2 NR and A2 R in the hierarchy of the Unified Sign Plan. The A1 Sign Type shall be limited to one (1) sign as stated. The residential A2 R signs shall not exceed 55 square feet in sign face area per side.

Materials

Wood, masonry, fiber cement, metal, brick or stone

Mounting

Ground mounted, structure to extend into engineered footing.

Lighting

Top mounted lighting, ground lighting or internal illumination; both white in color

Location

These signs shall identify primary project entrances located on 2209; One (1) project public identification monument sign shall be located within the right-of-way or a privately held tract on CR 2209 near the intersection of CR 208. Each project identification monument sign location, as depicted on the Unified Sign Plan Map along CR 2209, may vary and will be adjusted at the time of incremental MDP.



A1 Project Public Identification Monument Sign



A2NR

Project Identification Monument Sign (Non-Residential)

NOTE: DIAGRAMS ILLUSTRATE DIMENSIONAL MAXIMUMS ONLY. ARCHITECTURAL EMBELLISHMENTS MAY BE MODIFIED AT OWNERS DISCRETION.



A2R

Project Identification Monument Sign (Residential)

B – Business Identification Sign

Sign Description

Each outparcel will be afforded one business identification sign along the external roadway and one sign along the internal roadway system. The identity monument will be sized for single or multi-tenants and shall be subject to the criteria below.

This sign group includes the External Business Identification Sign B and Internal Business Identification Sign– B2, in the hierarchy of the Unified Sign Plan. The External B sign type permits a ground or monument sign not to exceed 15 feet in height and 100 square feet of Advertising Display Area. The internal B2 sign type permits a ground or monument sign along the internal roadway not to exceed 4 feet in height and 30 square feet. The B/B2 Sign type criteria can be found below.

Materials

Wood, masonry, fiber cement, metal, brick or stone

Mounting

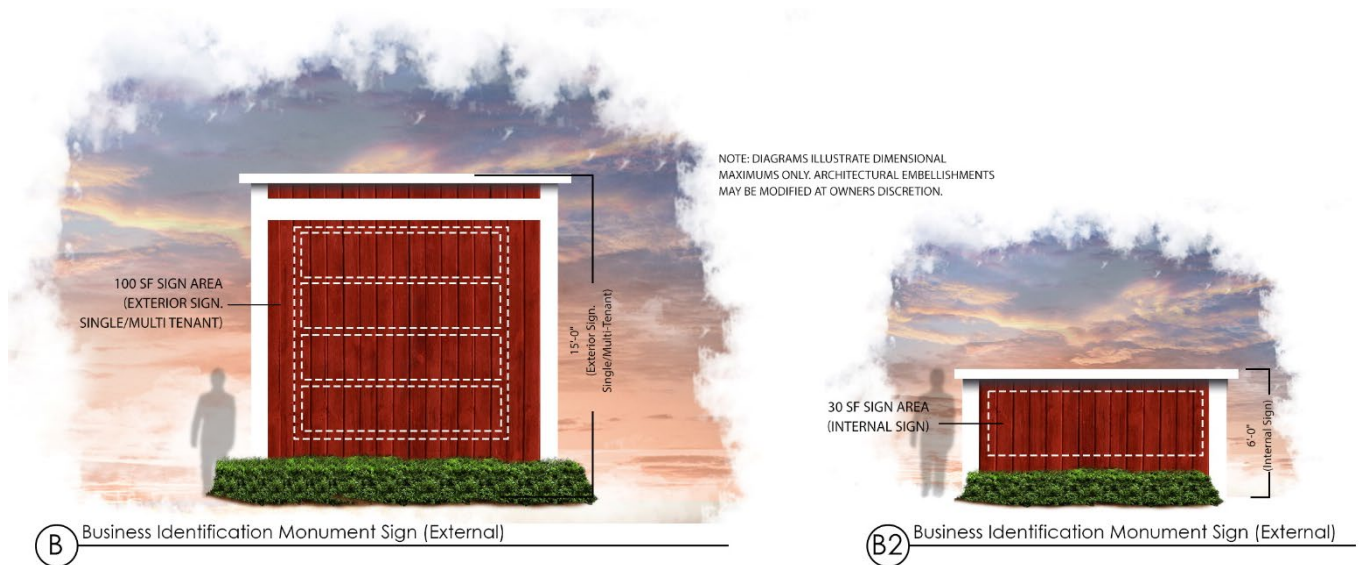
Ground mounted, structure to extend into engineered footing.

Lighting

Top mounted lighting, ground lighting or internal illumination; both white in color

Location

Locations vary along the south end of the project on CR 2209 and internal roads within the commercial area.



C –Residential Monument Sign(s)

Sign Description

Each residential subdivision may have a community entrance sign. Two internal residential identification signs shall be permitted at the entrance of each subdivision. Signs may be incorporated into a wall fence or other structure. The signs will be permitted at a maximum height of fifteen (15) feet and no more than 32 square feet of ADA.

The residential portions of the development shall also be permitted to include individual village/neighborhood signs and up to two (2) amenity signs internal to the development. These signs shall have a maximum ADA of twenty-four (24) square feet per sign face area and a maximum height of ten (10) feet. In addition, one single or double-faced project identification sign may be located at the access location to the amenity center. The amenity center sign shall have a maximum ADA of thirty-two (32) square feet per side and shall not exceed fifteen (15) feet in height. Village/Neighborhood and amenity signs will be internal to the project and will not be visible outside of the project.

Materials

Wood, masonry, fiber cement, metal brick or stone

Mounting

Ground mounted, structure to extend into engineered footing.

Lighting

Ground up-lighting or internal illumination, both white in color

Location

Various locations throughout the project.



Entry Monument Column

Element Description

These elements will be placed at vehicular arrival points or driveways as part of landscaping transitions and pedestrian sidewalks. The columns will not contain any Advertising Display Area. The columns may include stamped concrete design elements intended to repeat the brand and character of the neighborhood. Concrete design elements are for decorative purposes and are not part of the Advertising Display Area. Ground monument sign not to exceed height of four (4) feet.

Materials

Wood, masonry, fiber cement, metal, brick or stone

Mounting

Ground mounted, structure to extend into engineered footing.

Lighting

Ground mounted lighting white in color.

Location

Various locations throughout the project.



Tenant Building Fascia/Wall Signs

Sign Description

Project building fascia/wall signs will be allowed and installed in accordance with **LDC Section 7.02.04.C**.

Street and Traffic Sign

Sign Description

Street and traffic signs will be installed to comply with all laws, codes and ordinances with regard to size and location. The style will be consistent with other traffic signage throughout the county or may include powder coated flat black post and black painted front edges.



Flags

Sign Description

Up to three permanent flags may be flown per business site and office site, as specified in LDC Section 7.02.06. For purposes of this USP, a business or office site shall be defined as a unit of property that is owned, leased, or rented and serves as an occupied place of business within the PUD. Flagpole heights shall not exceed 30 feet. Temporary flags will comply with the requirements of **LDC Section 7.02.02, 7.02.03, and 7.02.06**.

Project Construction Sign

Sign Description

Project construction signs will be considered temporary signs and installed in accordance with **LDC Sections 7.02.02 and 7.02.03**.

Temporary Sign Sign Description

Temporary signs will be allowed and installed in accordance with **LDC Sections 7.02.02 and 7.02.03.**

Special Event Sign Sign Description

Special event signs will be allowed and installed in accordance with **LDC Sections 7.05.00 and 7.02.03.**

Directional & Wayfinding Signs Sign Description

Wayfinding signs shall be allowed to provide patrons with directional information regarding uses and tenants within the PUD. Wayfinding signs shall be permitted a maximum ADA of 18 square feet and shall not exceed 6 feet in height. Tenants may erect directional signs to provide patrons with directional information regarding the specific use (i.e., drive thru direction). Directional signs shall be permitted a maximum ADA of 3 square feet and shall not exceed 3 feet in height as outlined in the Land Development Code **LDC Section 7.02.06.B.**

Examples of Wayfinding and Directional signs are provided below for reference.

WAYFINDING SIGNS



DIRECTIONAL SIGNS



**End of Documents
To be Recorded**

Attachment 2
Application &
Supporting Documents



St. Johns County Growth Management Department

Application for: PUD Rezoning

Date: 8/20/24 Property Tax ID No: See Attached List of Parcel #s

Project Name: Robinson Improvement Company Tract PUD

Property Owner(s): Robinson Improvement Co., W. Trav Carter, President Phone Number: 678-777-5010

Address: 4417 Beach Blvd., Suite 200 Fax Number:

City: Jacksonville State: FL Zip Code: 32207 e-mail: Trav@travcarter.com

Are there any owners not listed? [] No [] Yes If yes please provide information on separate sheet.

Applicant/Representative: Kristen Reed/Ray Spofford - England-Thims & Miller, Inc Phone Number: 904-251-9428

Address: 14775 Old St. Augustine Road Fax Number:

City: Jacksonville State: FL Zip Code: 32258 e-mail: ReedK@etminc.com

Property Location: North side of CR 214, south of CR 208, west of I95, east of CR 13A - See Attached Address List

Major Access: CR 214 & CR 208 Size of Property: 2.673 Ac Cleared Acres (if applicable):

Zoning Class: OR No. of lots (if applicable): 3,332 Overlay District (if applicable): N/A

Water & Sewer Provider: St. Johns County Utility Department Future Land Use Designation: B - RES

Present Use of Property: Timberland/Silvaculture Proposed Bldg. S.F.: 250,000 sf

Project Description (use separate sheet if necessary)

PUD for 3,332 residential dwelling units and 250,000 square feet of neighborhood retail/commercial uses.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD: School Concurrency, Concurrency, Adajcent Property Owner List

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT: Signature of owner or person authorized to represent this application:

Signed By: [Handwritten Signature: Kristen D. Reed]

Printed or typed name(s): Kristen D. Reed

Application for PUD Rezoning
Address List & Parcel ID Numbers

ADDRESSES:

0, 4300, 4400, 4600, 4900 and 4990 County Road 214, 0 Poa Boy Road, 0 Monument Bay Road

PARCEL ID NUMBERS:

030430 0010

030440 0000

030060 0000

030450 0010

030050 0000

030020 0000

030040 0000

029830 0000



Owner's Authorization Form

England-Thims and Miller, Inc

is hereby authorized TO ACT ON BEHALF OF

Robinson Improvement Company

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Rezoning/Modification

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (), have been notified of the Rezoning/Modification

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

[Handwritten signature]

Print Name

W. Trav Carter

Signature of Owner

Print Name

Telephone Number

678-777-5010

STATE OF FLORIDA
COUNTY OF

Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 19th day of August, 2024 by W. TRAV CARTER as President for Robinson Improvement Company

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires 09/25/2025
Commission No. HH151695

[Handwritten signature: Gloria J. Stephens]
Notary Public, State of Florida
Name:
My Commission Expires:
My Commission Number is:

Personally Known [checked] OR Produced Identification

Type of Identification Produced
Revised August 30, 2011



Owner's Authorization Form

Zach Miller, Esq.

is hereby authorized TO ACT ON BEHALF OF

Robinson Improvement Company

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Rezoning/Modification

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (), have been notified of the Rezoning/Modification

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

[Handwritten signature]

Print Name

W. Trav Carter, President

Signature of Owner

Print Name

Telephone Number

678-777-5010

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 19th day of August, 2024, by W. TRAV CARTER as President for Robinson Improvement Company

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires 09/25/2025
Commission No. HH151695

[Handwritten signature: Gloria J. Stephens]
Notary Public, State of Florida
Name:
My Commission Expires:
My Commission Number is:

Personally Known [checked] OR Produced Identification

Type of Identification Produced

CERTIFICATE OF RESOLUTION OF
ROBINSON IMPROVEMENT COMPANY

I hereby certify that on May 9, 2024, the Board of Directors of Robinson Improvement Company, a Florida Corporation (the "Corporation") consented to and adopted the following resolution which is now in full force and effect:

RESOLVED, that the Corporation is hereby authorized to rezone its approximate 2700 acre tract of property in St. Johns County, Florida; and

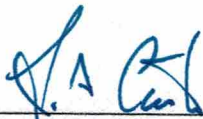
RESOLVED, further, that the President of the Company is hereby authorized to execute any and all applications and documents in furtherance of said rezoning; and

RESOLVED, further, that the Secretary of the Corporation be and is hereby authorized to certify to St. Johns County and all other governmental entities the foregoing resolution, that the provisions thereof are in conformity with the charter and bylaws of the Corporation; and

I further certify that W. Trav Carter is the duly elected President of the Corporation and has been duly appointed and is presently serving in that capacity in accordance with the bylaws of the Corporation.

I further certify that there is no provision in the charter or bylaws of the Corporation limiting the power of the Board of Directors to pass the foregoing resolution, that the same are in conformity with the provisions of said charter and bylaws and are duly recorded in the minute book of the Corporation.

IN WITNESS WHEREOF, I have subscribed my signature to this certificated and affixed the seal of the Corporation.

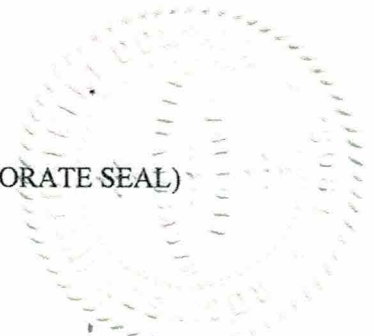


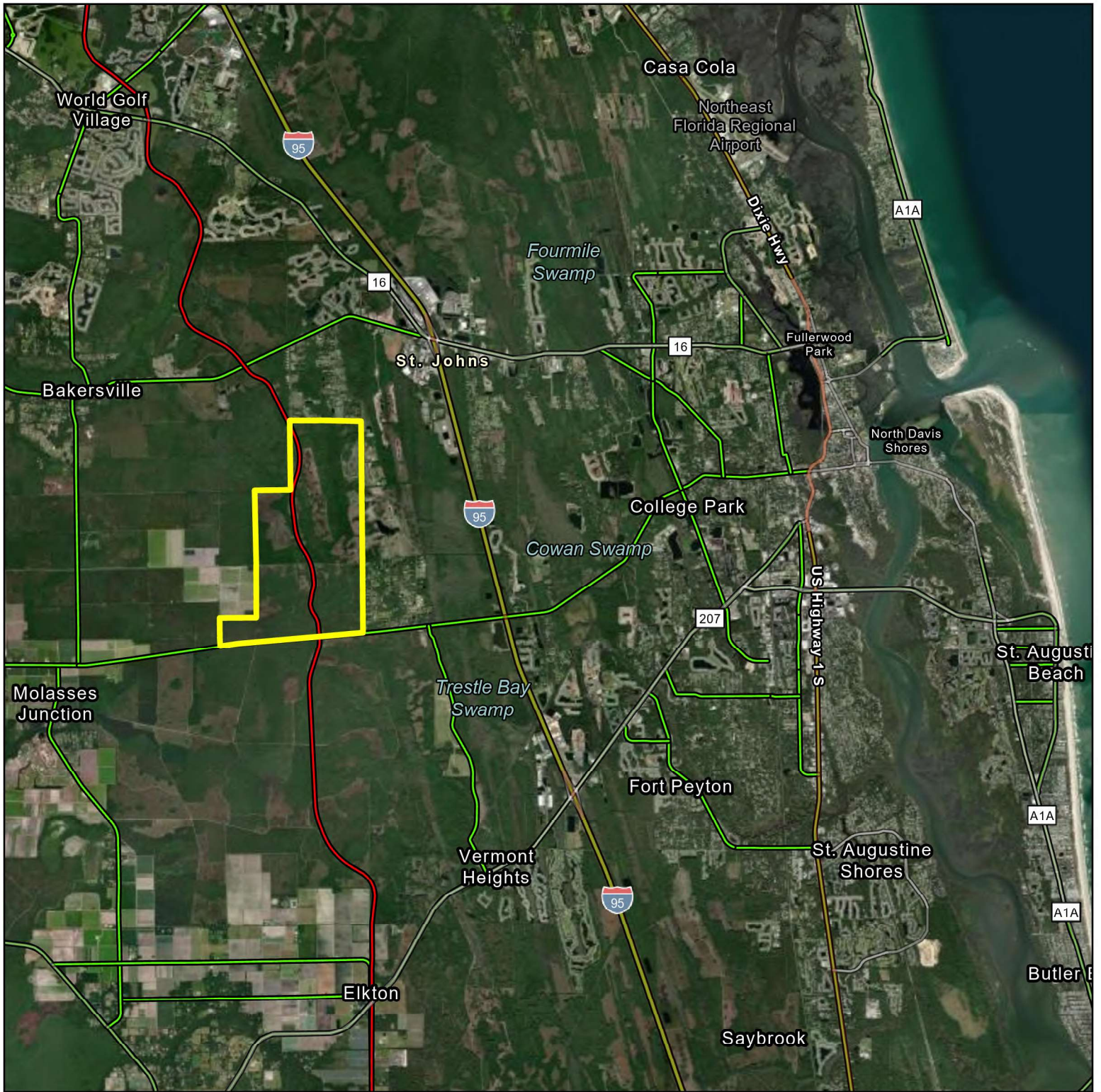
LEN A. CARTER

Its Secretary

Dated August 10, 2024

(CORPORATE SEAL)



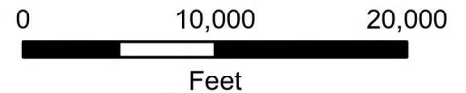


R.I.C Tract - CR 2209 St Augustine Area

Aerial

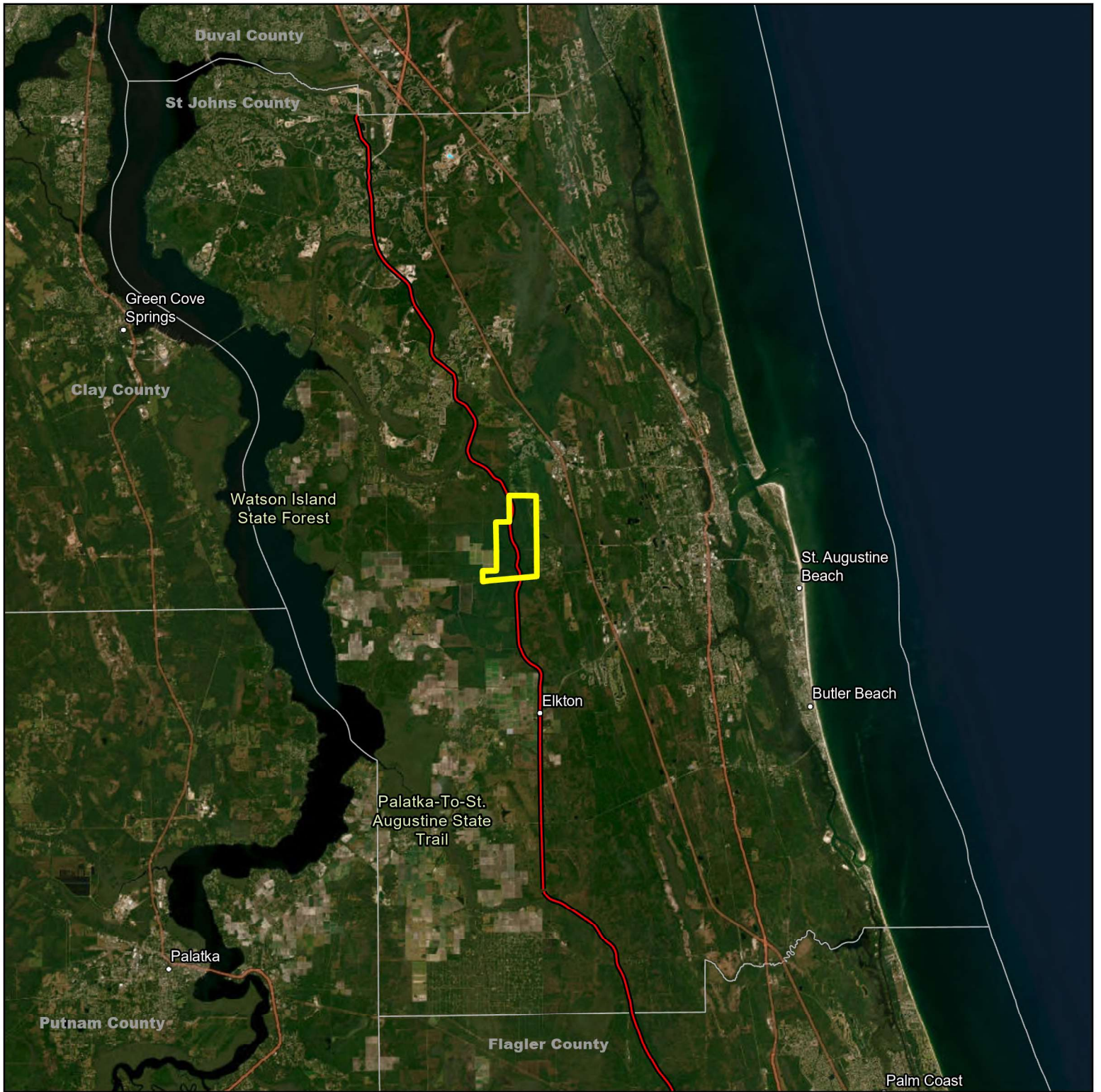
Source: ETM, St. Johns County

- Subject Property
- Future CR 2209
- Road Network



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 904.642.8990 | www.etmgeo.com | www.etmnc.com

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R.I.C Tract - CR 2209 St Johns County

Aerial

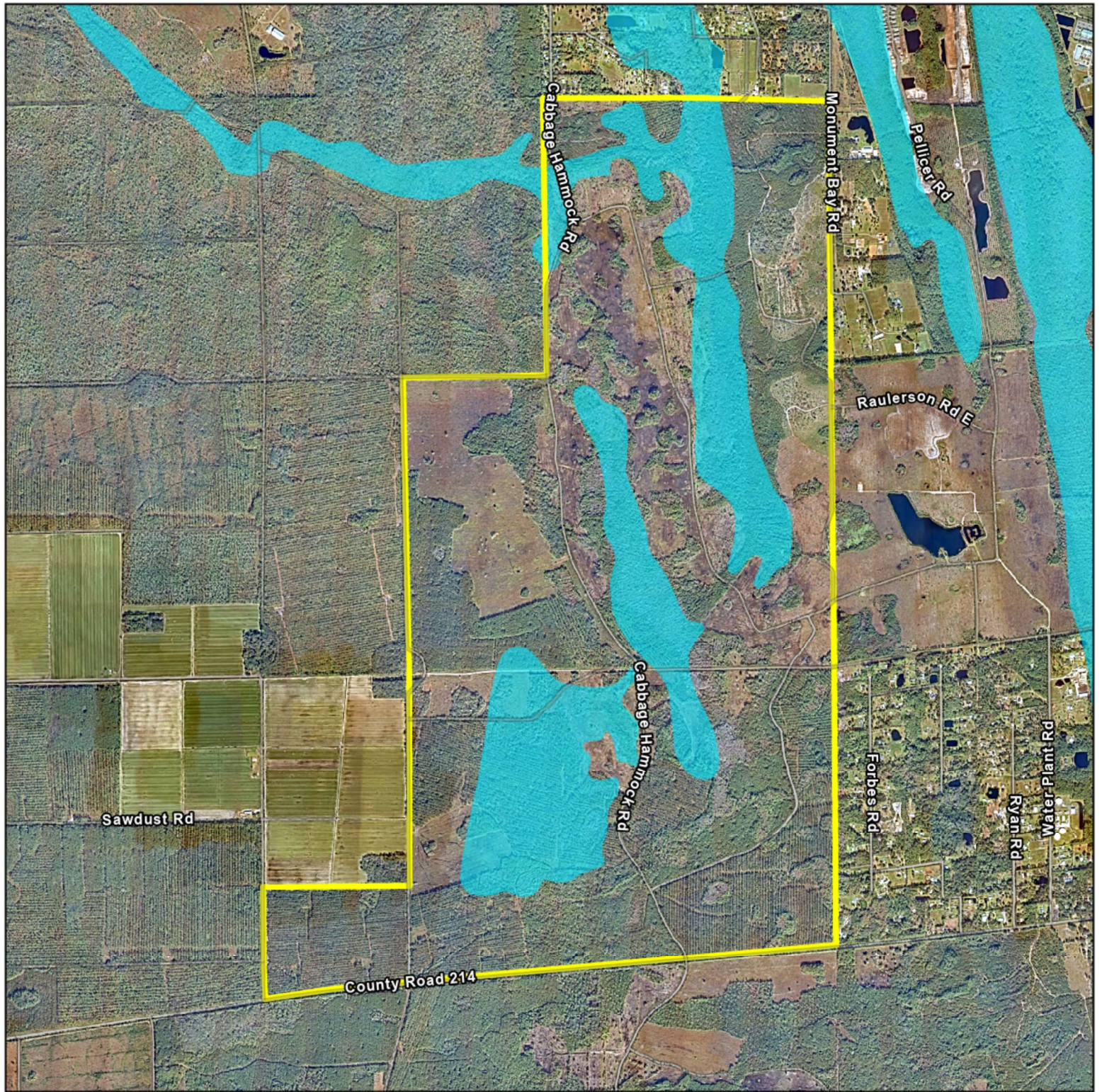
Source: ETM, St. Johns County

- Subject Property
- Future CR 2209
- County Boundary



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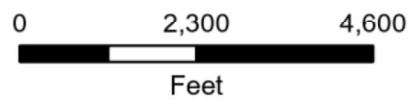


Robinson Tract

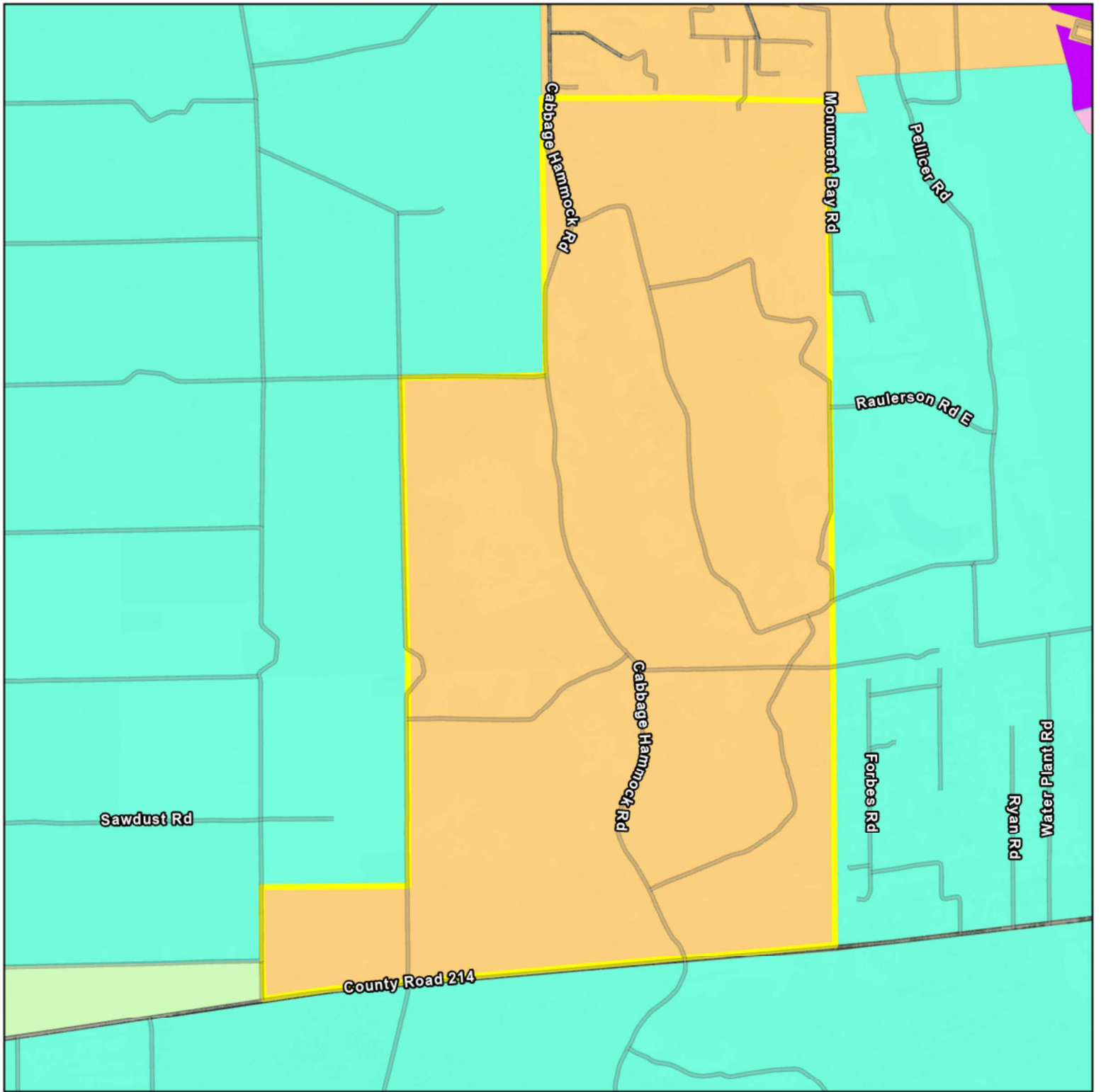
FEMA

Source: ETM, St. Johns County, FEMA

- Subject Property
- 1% Annual Chance Flood Hazard



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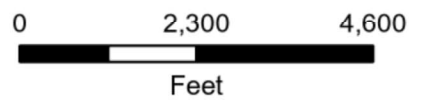


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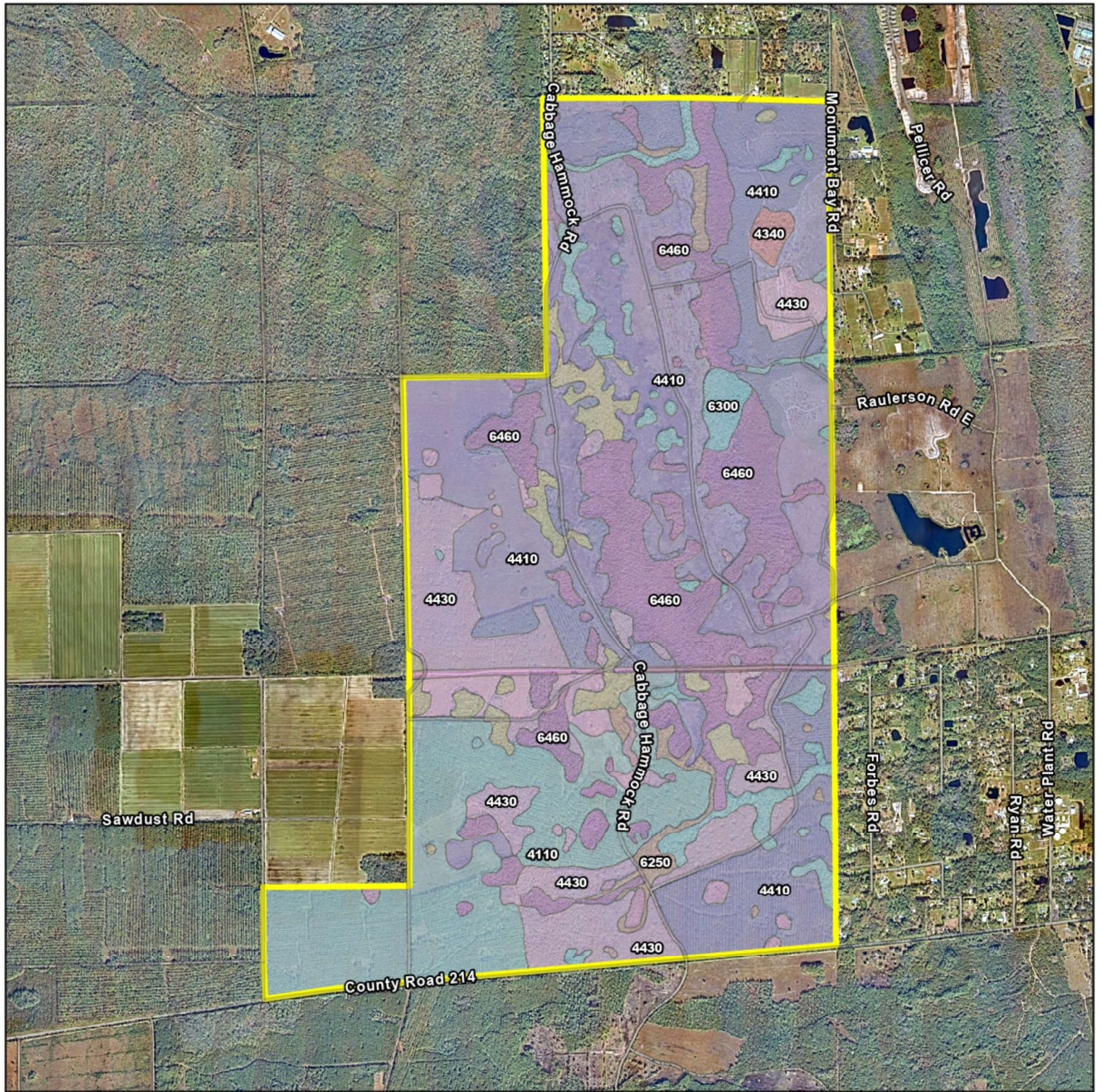
Future Land Use

Source: ETM, St. Johns County

- Subject Property
- AGR: AGRICULTURE
- MU: MIXED USE DISTRICT
- PUB: PUBLIC
- RES-B: RESIDENTIAL-B
- R/S: RURAL/ SILVICULTURE



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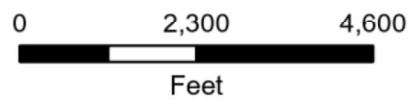


Robinson Tract

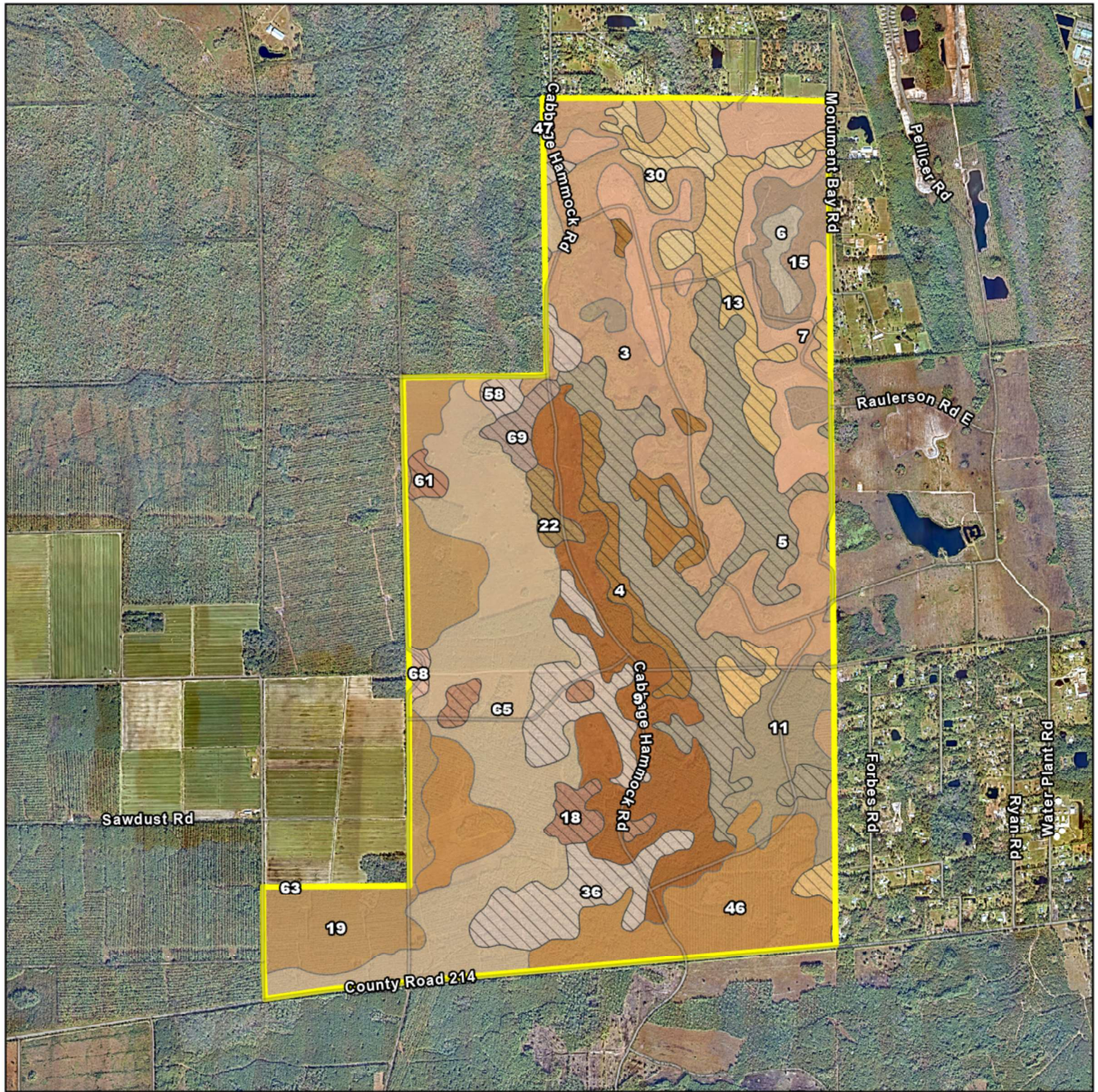
FLUCFCS

Source: ETM, St. Johns County

- Subject Property
- 1100: Low Density, <2 dwelling units/acre
- 1180: Residential, rural - one unit on 2 or more acres
- 2110: Improved Pastures
- 2143: Potatoes and Cabbage
- 2150: Field Crops
- 2510: Horse Farms
- 3100: Herbaceous (Dry Prairie)
- 3200: Shrub and Brushland
- 4110: Pine Flatwoods
- 4340: Upland Mixed - Coniferous / Hardwood
- 4410: Coniferous Plantations
- 4430: Forest Regeneration Areas
- 6170: Mixed Wetland Hardwoods
- 6210: Cypress
- 6250: Hydric Pine Flatwoods
- 6300: Wetland Forested Mixed
- 6410: Freshwater Marshes
- 6430: Wet Prairies
- 6460: Mixed Scrub-shrub Wetland
- 8320: Electrical Power Transmission Lines



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 Date: 6/24/2024

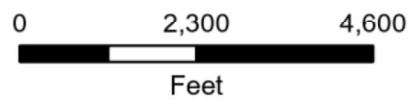


Robinson Tract

Soils

Source: ETM, St. Johns County, SSURGO

Subject Property	3, Myakka	6, Tavares
Hydric Soils	30, Wesconnett	61, Riviera
11, Smyrna	36, Riviera	63, Placid
13, St. Johns	4, Myakka	65, Riviera
15, Pomello	46, Holopaw	68, Winder
18, Floridana	47, Holopaw	69, Bakersville
19, Pompano	5, St. Johns	7, Immokalee
22, Manatee	58, Eau Gallie	9, Pomona



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September 10, 2024

VIA Email: ReedK@etminc.com

Kristen Reed
ETM, Inc
14775 Old St. Augustine Rd
Jacksonville, FL 32258

**RE: Water & Sewer Availability
RIC Tract PUD**

**PIN(s): 030430 0010, 030440 0000, 030060 0000, 030450 0010, 030050 0000, 030020 0000, 030040 0000,
029832 0000**

Ms. Reed:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 2,992 single family units, 340 multifamily units, and 250,000 square feet of commercial space with a total anticipated water demand of 1,191,200 gallons per day (gpd) and wastewater flow of 952,960 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:

Potable water service capacity can be provided by the NW WTP with connection to the existing water main at Quailhurst Rd and CR2209 ROW, as shown on the attached map. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available. See specific conditions section below.

Point of Connection - Wastewater:

Wastewater capacity can be provided by the future SR207 WRF currently under construction with expected completion in spring 2026. Service can be provided by connecting to the existing 12-inch force main along Allen Nease Road. Developer shall coordinate with SJCUD to evaluate downstream force main capacities. See specific conditions section below.

Point of Connection - Reclaimed Water:

This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities pursuant to County Ordinance 2022-37. In no case shall potable water be utilized for irrigation. Reclaimed water service can be provided by connecting east of the property and constructing a new transmission reclaimed water main through the property, north along the 2209 ROW to CR208. See specific conditions section below.

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.
2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.
3. The availability of capacity will expire 180 days from the date of this letter on **March 9, 2025**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37.
4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction.
5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

Specific Conditions (including offsite improvements):

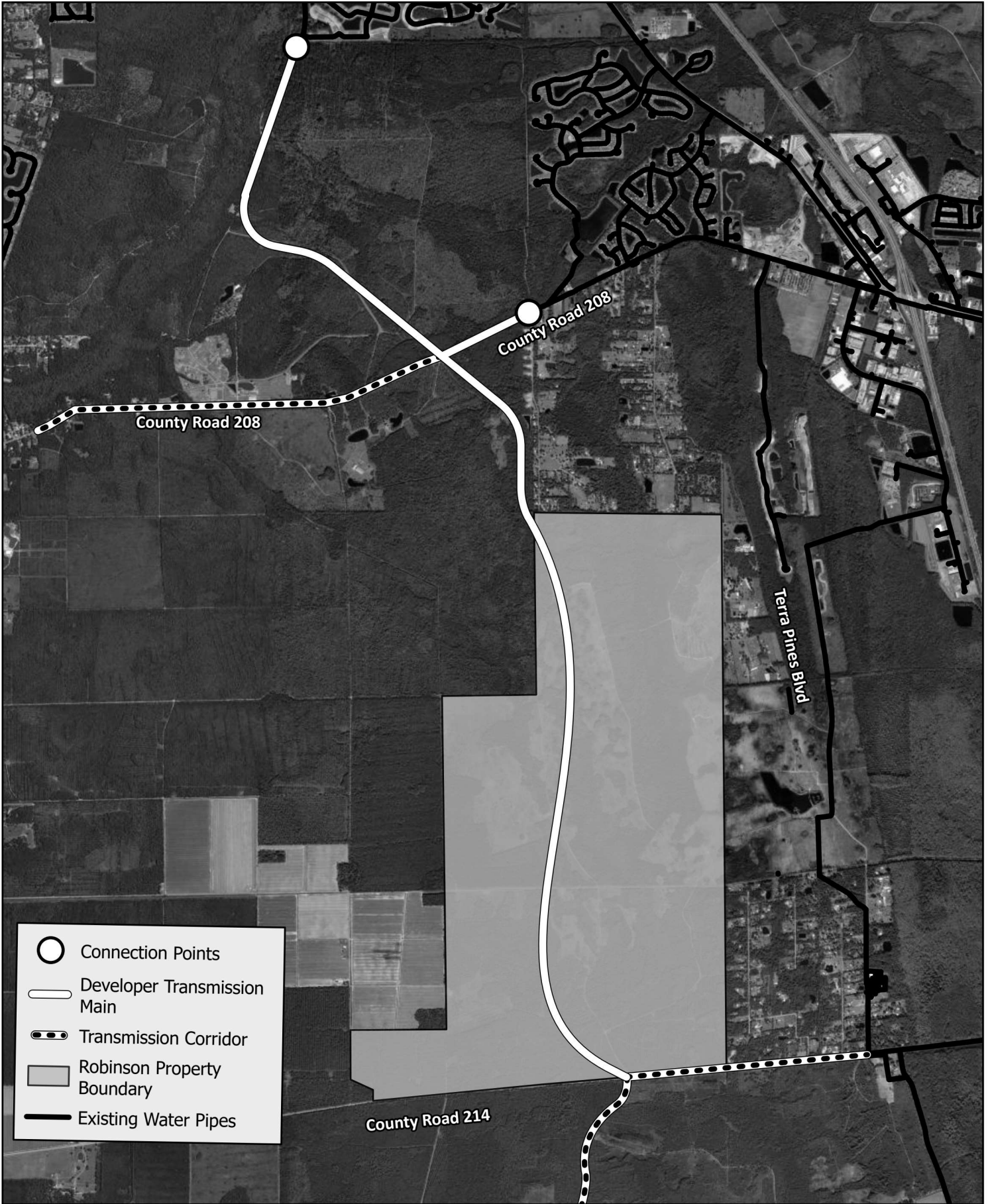
1. To maximize sewer capacity along Allen Nease Road, SJCUD will have to divert excess Reverse Osmosis (RO) Concentrate east along CR 214. Currently, the RO Concentrate is pumped along Allen Nease. For that purpose, SJCUD will have to construct a new RO Concentrate main along CR 214 (from Allen Nease to east of I-95, approximately 7,500 LF). The Developer will have to co-share the cost of this construction.
2. Per SJCUD standards, all developments with over 1,000 units must provide storage and pumping capacity for peak demand management. Developer should also work with SJCUD to identify stormwater ponds for potential reclaimed water storage and augmentation options.
3. The development is located along a water, wastewater, and/or reuse transmission corridor and is required to install main sizes specified by SJCUD. The developer may qualify for unit connection fee reimbursement for some or all of the transmission corridor improvements.
4. Due to the complexity of this project, a Utility Service Agreement defining the various requirements, phasing, and timeframes for utility service may be developed between SJCUD and the Developer.






If you have any questions, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

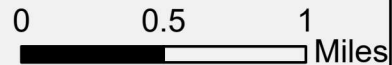
Teri L. Shoemaker, P.E., PMP



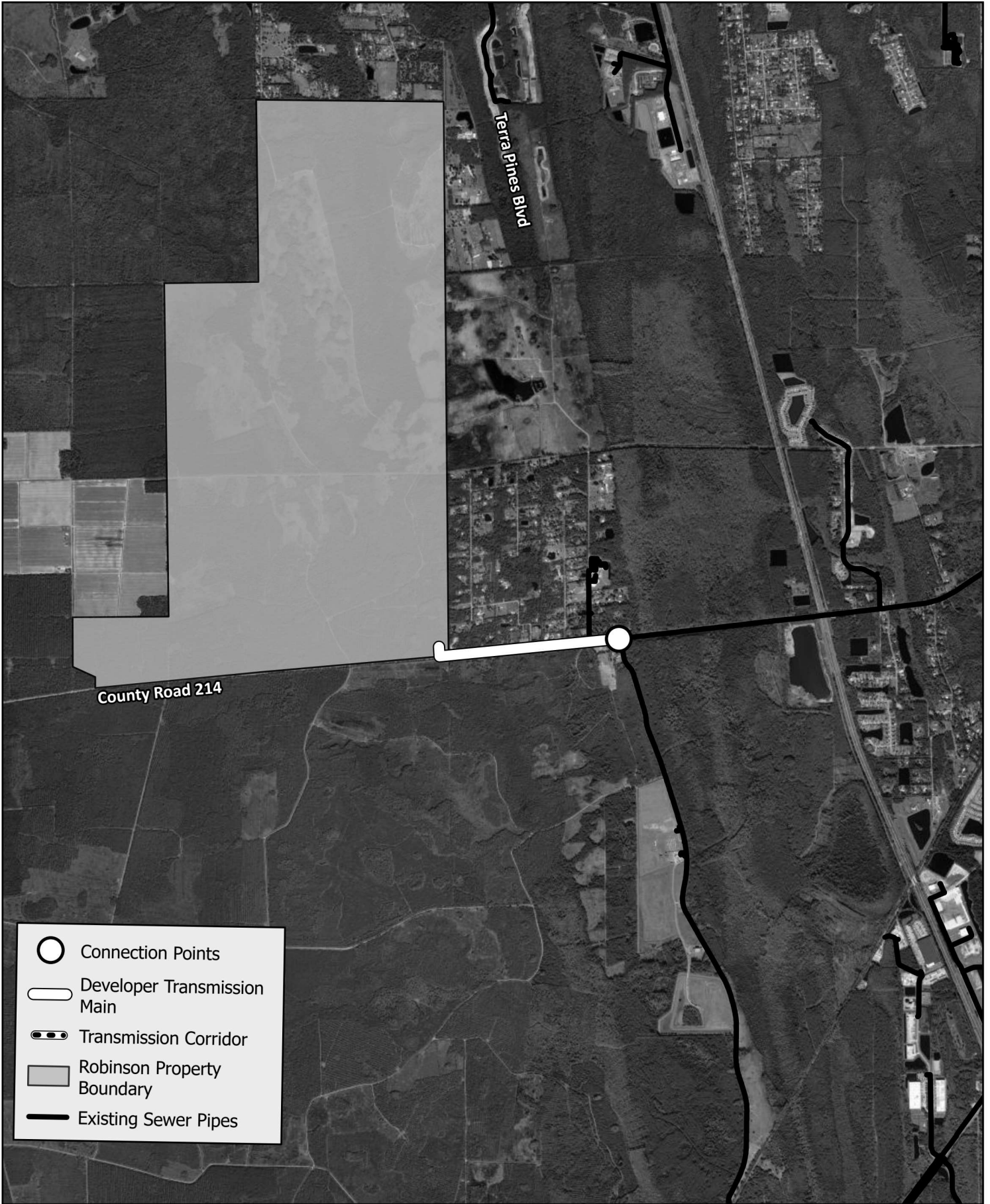
-  Connection Points
-  Developer Transmission Main
-  Transmission Corridor
-  Robinson Property Boundary
-  Existing Water Pipes








Robinson Property Water Transmission Main



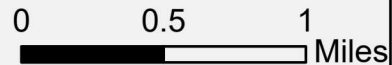
Prepared by: SJC Utilities
on 9/9/2024
www.sjcf.us/Utilities



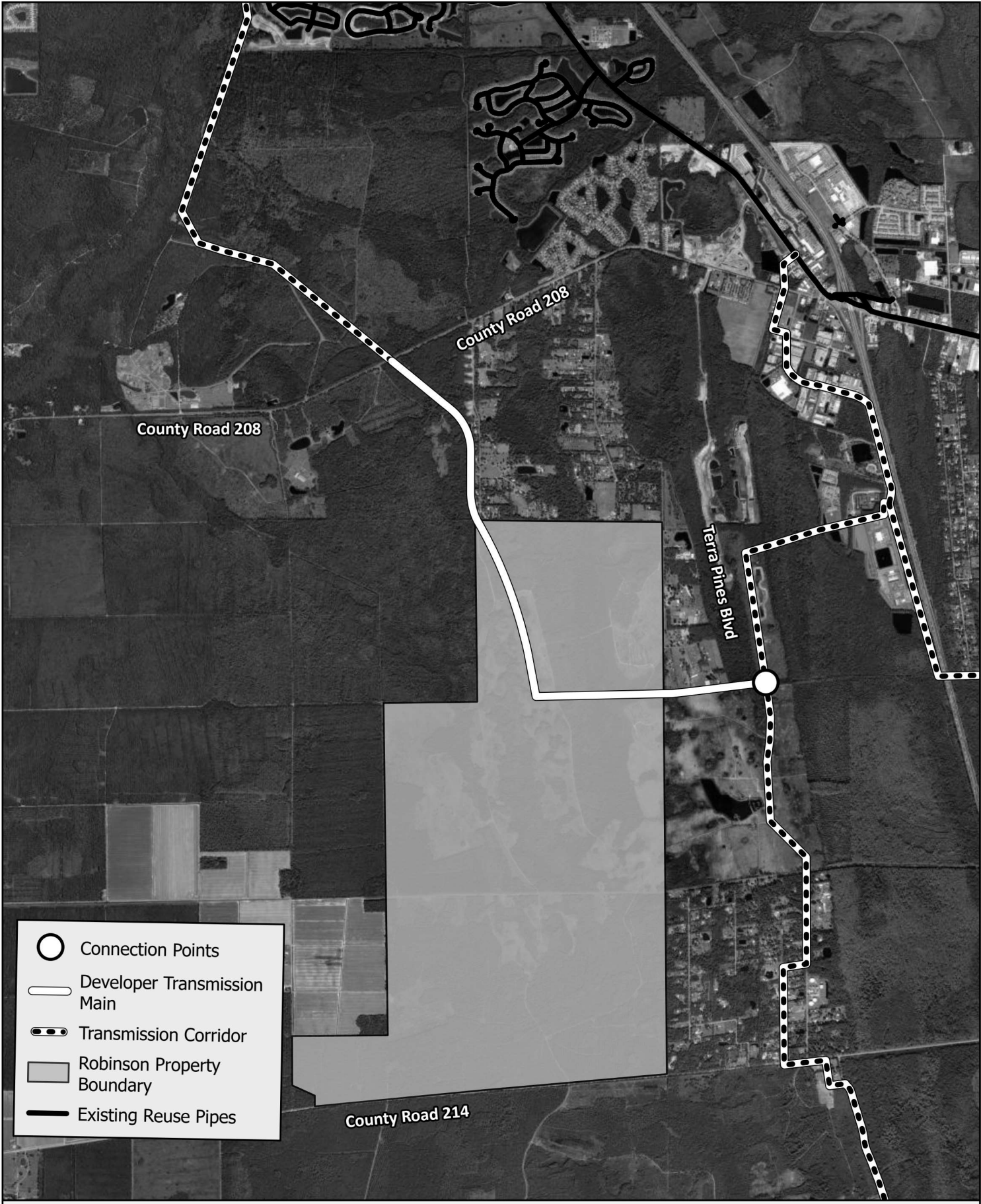
-  Connection Points
-  Developer Transmission Main
-  Transmission Corridor
-  Robinson Property Boundary
-  Existing Sewer Pipes








Robinson Property Sewer Transmission Main

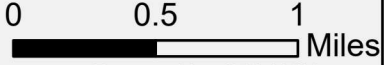


Prepared by: SJC Utilities
on 9/9/2024
www.sjcf.us/Utilities



-  Connection Points
-  Developer Transmission Main
-  Transmission Corridor
-  Robinson Property Boundary
-  Existing Reuse Pipes

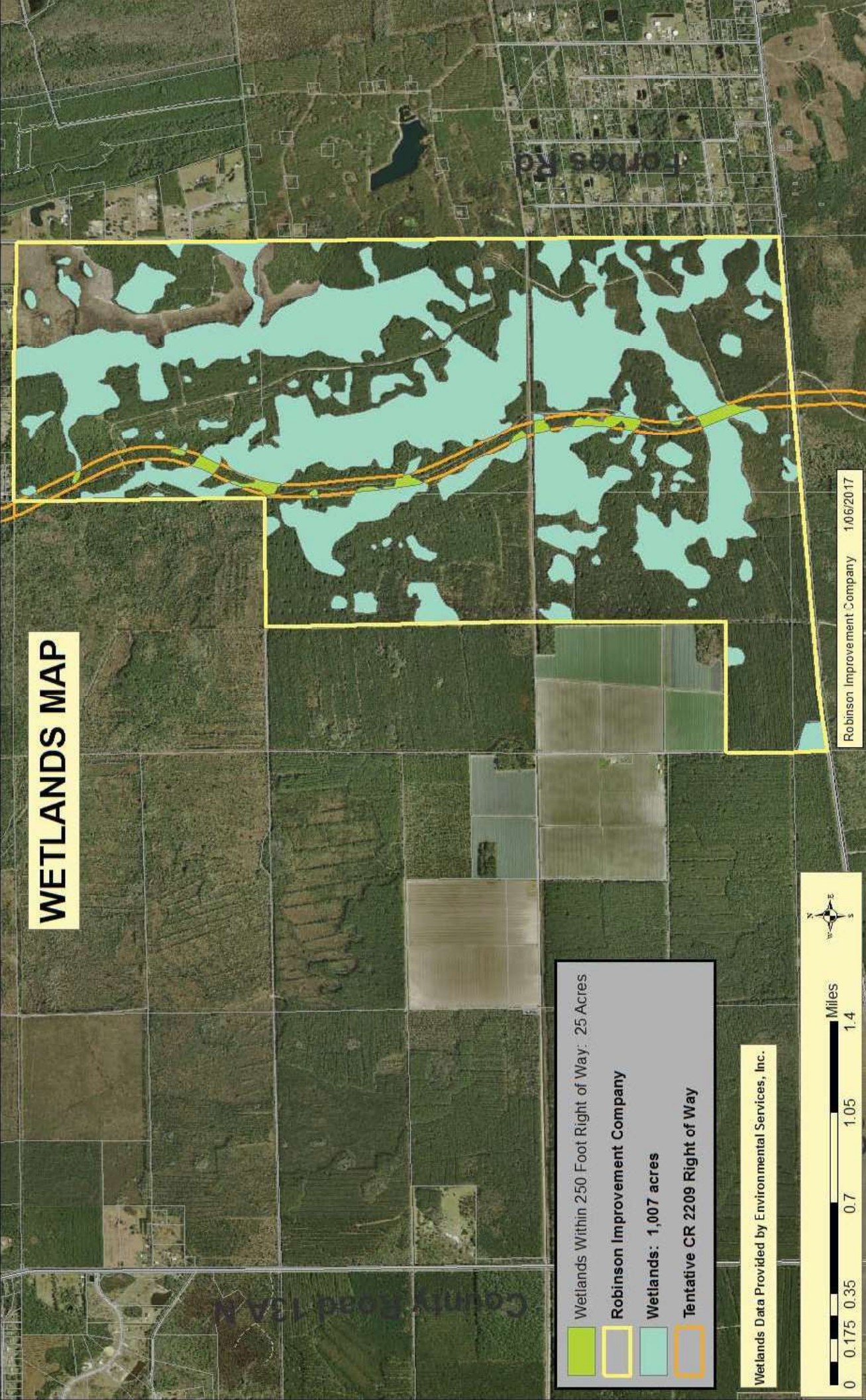
***Robinson Property
Reuse Transmission Main***



Prepared by: SJC Utilities
on 9/9/2024
www.sjcf.us/Utilities



WETLANDS MAP

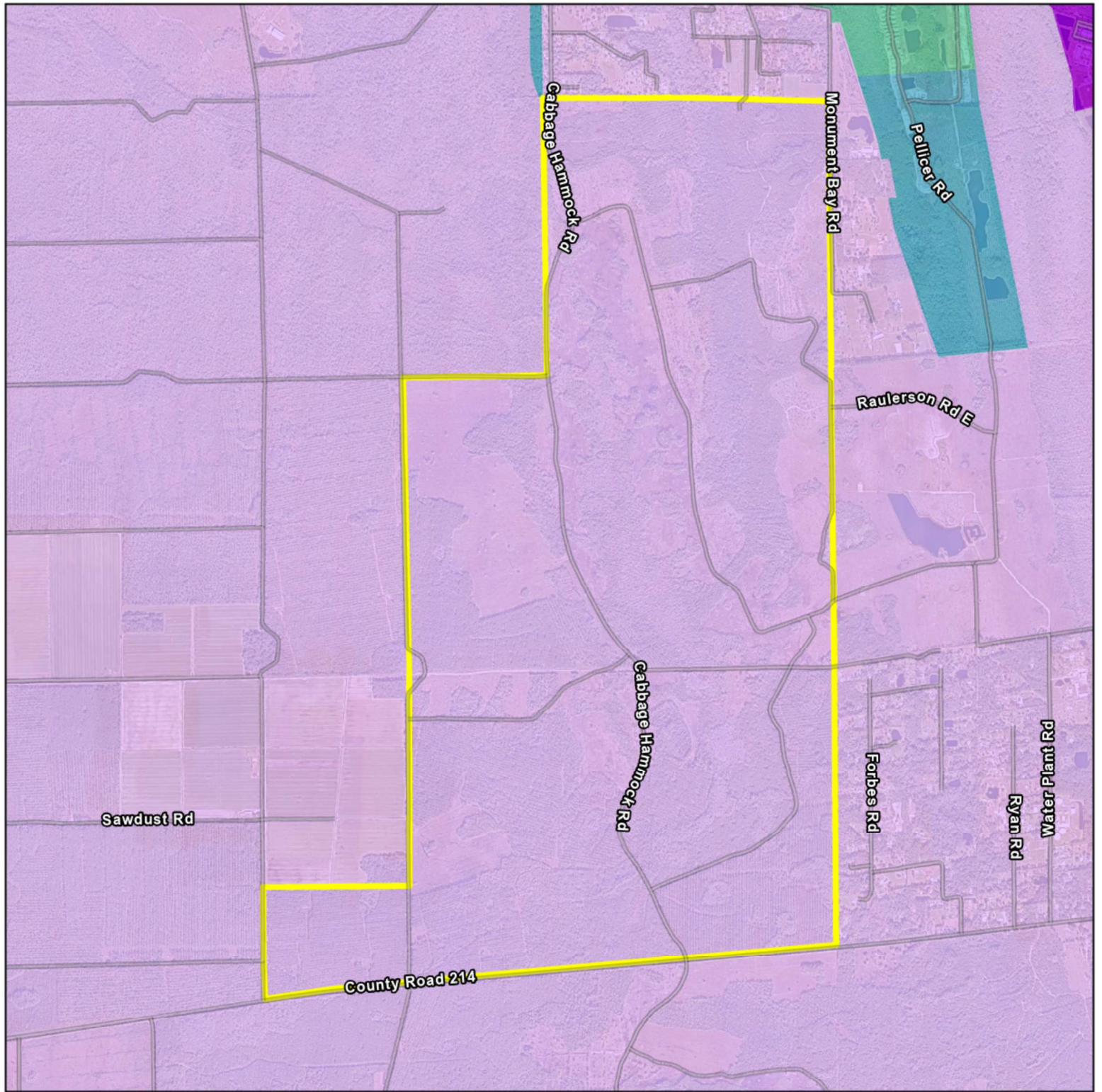


- Wetlands Within 250 Foot Right of Way: 25 Acres
- Robinson Improvement Company
- Wetlands: 1,007 acres
- Tentative CR 2209 Right of Way

Wetlands Data Provided by Environmental Services, Inc.



Robinson Improvement Company 1/06/2017

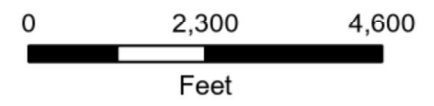


Robinson Tract

Zoning

Source: ETM, St. Johns County

- Subject Property
- Public Service (PS)
- Open Rural (OR)
- Planned Unit Development (PUD)
- Planned Rural Development (PRD)



ETM
 ENGLAND-THIMS & MILLER
 14775 Old St. Augustine Road, Jacksonville, Florida 32258
 904.642.8990 | www.etmgeo.com | www.etminc.com

Attachment 3
2209 ROW
Agreement

Prepared by:
Paolo S. Soria, Esq.
St. Johns County
Office of the County Attorney
500 San Sebastian View
St. Augustine, FL 32246

Res 2019-30

**AGREEMENT FOR DONATION OF
RIGHT-OF-WAY AND STORMWATER SITES**

THIS AGREEMENT FOR DONATION OF RIGHT-OF-WAY AND STORMWATER SITES (“Agreement”), made this 17th day of January, 2019, by and between **ROBINSON IMPROVEMENT COMPANY**, a Florida Corporation (hereinafter referred to as the “Owner”) whose address is 4417 Beach Boulevard, Suite 200, Jacksonville, FL 32207, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, (hereinafter referred to as the “County”), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

RECITALS:

WHEREAS, the purpose of this Agreement is to memorialize the Agreement of Owner to donate (and, as provided for below, to require West Saint Augustine Land and Timber LLC (“West”) to donate) to County a minimum 250 foot wide right-of-way corridor of approximately 7.4 miles, along with corresponding and necessary adjacent Stormwater Sites, for a proposed County Road 2209 from County Road 208 to County Road 305 in Central St. Johns County; and

WHEREAS, the Owner owns a portion of that certain property located in St. Johns County being more particularly described and depicted on attached Exhibit “A”, incorporated by reference and made a part hereof and West own the remainder of said property, (said proposed right of way area described and depicted on Exhibit “A” being hereinafter collectively referred to as the “Right-of-Way Alignment”); and

WHEREAS, County Road 2209 is proposed to be a new north/south roadway (ultimately a six lane facility) providing necessary mobility and connections, connecting Race Track Road to County Road 204. A portion of this corridor has been constructed from Race Track Road to County Road 210 which has a connection to State Road 9B. Subsequent portions of County Road 2209 south of County Road 210 will have an interchange connection to the First Coast Expressway. In addition, County Road 2209 will also provide a reliever to the already congested I-95 as a parallel corridor; and

WHEREAS, Owner has offered to donate that portion of the Right-of-Way Alignment, along with the corresponding and necessary adjacent Stormwater Sites which is owned by Owner, to the County free of charge without expectation of consideration or credits, and free and clear of all encumbrances, except (i) that certain lease Agreement between Owner and Hudson Pulp and Paper dated February 19, 1971, as last assigned to Weyerhaeuser Corporation, which lease expires in February 19, 2026 (“hereinafter “Lease”), attached to this Agreement as Exhibit “B”, and (ii) such other matters as encumber the Right-of-Way Alignment as of the date hereof, which encumbrances do not include any monetary liens; and

WHEREAS, Owner has also agreed to direct West to donate that portion of the Right-of-Way Alignment along with the corresponding and necessary adjacent Stormwater Sites which are owned by West to the County free of charge without expectation of consideration or credits, and free and clear of all encumbrances other than the Lease pursuant to Owner’s right to so direct such dedication as provided for under Section 8 of that certain unrecorded agreement dated as of July 25, 2018 (the “West Donation Agreement”), as evidenced by that certain Memorandum of Agreement to Dedicate Road recorded as Instrument #2018091258, at Book 4658, Page 477 St. Johns County, Florida records; and

WHEREAS, the parties acknowledge that the Lease will expire on said February 19, 2026 and will not be renewed by Owner; and

WHEREAS, The Parties acknowledge that the conveyance of the Right-of-Way Alignment as generally shown and depicted on Exhibit “A” and the conveyance of the corresponding and necessary Stormwater Sites reasonably constitutes a donation for public use and allows the County to construct County Road 2209; and

WHEREAS, final alignment of the Right-of-Way Alignment and associated Stormwater Sites may need to be modified by mutual agreement of Parties to avoid to the greatest extent possible wetland impacts and avoid an inadequate Right-of-Way Alignment for the purposes of construction of County Road 2209; and

WHEREAS, this Agreement is contingent upon the approval and effectiveness of a Comprehensive Plan Amendment, File No. COMPAMD 2017-01 Robinson; and

WHEREAS, it is in the public interest for the County to accept the donation of the Property.

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, Owner and the County agree as follows:

1. Recitals. The Recitals above are true and correct and are incorporated into this Agreement.

2. Legally Binding Commitment; Waiver of Impact Fee Credits. This Agreement constitutes a legally binding commitment by Owner to (i) provide and donate that portion of the Right-of-Way Alignment and Stormwater Sites owned by Owner free of

charge with no liens or encumbrances, except (a) the Lease, as defined above, and (b) such other matters as encumber the Right-of-way Alignment as of the date hereof, which encumbrances do not include any monetary liens, and without expectation of consideration, impact fee credits, or payment for transportation mitigation improvements, and (ii) direct West to donate that portion of the Right-of-Way Alignment and Storm Water Sites owned by West free of charge with no liens or encumbrances except the Lease and such other matters of title as encumbered such property at the time of West's acquisition thereof, and without expectation of consideration, impact fee credits or payment for transportation mitigation improvements. Owner waives any impact fee credits or any other credit towards transportation mitigation associated with the conveyance of the Right-of-Way Alignment and Stormwater sites.

3. Appropriation to Public Use. This Agreement constitutes a donation for public use and does not constitute a taking for public use under the right of eminent domain.

4. Right-of-Way Alignment. The Parties acknowledge that the Property depicted on Exhibit "A" depicts the 250 foot wide Right-of-Way corridor for County Road 2209 and is subject to reasonable reconfiguration or relocation per Section 5 contained herein.

5. Drainage and Detention. The Parties acknowledge that the Property depicted on Exhibit "A" depicts the 250 foot wide Right-of-Way corridor for County Road 2209 and does not depict Stormwater Sites necessary to allow drainage, retention and outfall. Owner shall also convey to the County additional commercially reasonable Stormwater Sites on the property owned by Owner for drainage allowing outfall from the Right-of-Way in locations to be determined and agreed upon by the Parties. The Stormwater Sites shall be designated by the County to be appropriate for retention of a six (6) lane facility from County Road 208 to County Road 305 and shall be adjacent to the Right-of-Way Alignment.

6. Reasonable Right of Reconfiguration or Relocation. The Parties acknowledge that the proposed Right-of-Way Alignment depicted on Exhibit "A" is for planning purposes and may not reflect the final corridor conveyed to the County. If the Right-of-Way Alignment renders the Right-of-Way Alignment inadequate in the sole, reasonable discretion of the County, whether due to impaired access or impact to the Right-of-Way, or to the utility or functionality of the Right-of-Way, the parties shall cooperate in all reasonable respects to reconfigure or relocate the Right-of-Way corridor. County shall notify Owner of the County's decision that the Right-of-Way corridor is inadequate as soon as practicable, to maximize the opportunity to reconfigure or move. Time is of the essence in this subparagraph, to minimize the Parties' inconvenience as a result of changes to configurations or locations.

7. Obligation for Legal, Survey, and Engineering costs. Owner shall not be responsible for any legal, survey, or engineering work associated with donation of the Right-of-Way Alignment or the Stormwater Sites.

8. Timing of Conveyances Owner shall convey the subject lands as follows:

a. Right-of-Way Alignment. Upon written request of the County and following the receipt of a legal description and survey prepared by County or its agents or contractors, (i) that portion of the Right-of-Way Alignment depicted on Exhibit "A" owned by Owner, as may be reconfigured or relocated pursuant to the terms hereof, shall be conveyed to St. Johns County within one hundred eighty (180) days of Owner's receipt of such written request, and (ii) Owner shall direct West to convey to St. John's County within one hundred eighty (180) days of Owner's receipt of written request such portion of the Right-of-Way Alignment depicted on Exhibit "A" as is owned by West, as may be reconfigured or relocated pursuant to the terms hereof.

b. Stormwater Sites. Upon written request of the County and following the receipt of a legal description and survey prepared by County or its agents or contractors, (i) that portion of the Stormwater Sites as are owned by Owner sufficient to allow outfall from the Right-of-Way Alignment shall be conveyed to St. Johns County within one hundred eighty (180) days of Owner's receipt of such written request, and (ii) Owner shall direct West to convey to St. John's County within one hundred eighty (180) days of Owner's receipt of written request such portion of the Stormwater Sites as are owned by West sufficient to allow outfall from the Right-of-Way Alignment.

c. Time of the Essence. Time is of the essence for the terms of this Agreement.

9. Terms of Conveyances. The Right-of-Way Corridor and Stormwater Sites shall all be conveyed to the County free of charge without expectation of consideration or credits, free and clear of all liens and encumbrances other than the Lease and such matters of title as exist as of the date of this Agreement. For purposes of clarification, in no event shall such encumbrances as exist as of the date of this Agreement include any monetary liens. County shall pay for the closing costs and the taxes will be prorated at the time of closing.

10. Effective Date. This Agreement shall become effective upon: i) the latter execution by all of the Parties; and, ii) the approval and effectiveness of a Comprehensive Plan Amendment, File No. COMPAMD 2017-01 Robinson ("Effective Date").

11. Recording and Covenant Running with Title. This Agreement shall be recorded in the public records of St. Johns County. The obligation to make the conveyances described in this Agreement constitutes a covenant running with title to land. Once the Right-of-Way Alignment and Stormwater Sites are conveyed, the County, at the written request of Owner, shall provide recordable satisfaction that meet the criteria for release of all other property of Owner set forth in this Section 11 at the request of the Owner. If the County has not requested the conveyance as provided hereunder by January 15, 2034, Owner's obligations under the Agreement shall terminate as of said January 15, 2034 date, unless the parties have mutually agreed to extend such date. The Parties agree to cooperate in good faith to issue and secure the Releases and Satisfactions in a timely manner.

12. Integration. No modification, amendment, or release of the terms or conditions contained herein shall be effective unless contained in a written document executed by the Owner and the County.

13. Venue and Controlling Law. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the Jurisdiction of the State Court of the Seventh Judicial Circuit of St. Johns County, Florida, and shall be governed by the laws of the State of Florida.

14. Incorporation. All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

15. Further Assurances. The parties shall execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and shall perform such acts as reasonably be requested of them in order to carry out this Agreement.

16. Counterparts. This Agreement may be executed in two (2) counterparts, each of which may be deemed to be the original. It shall be fully executed when each party whose signature is required has signed at least one counterpart even though no one counterpart contains the signatures of all parties of this Agreement. Facsimile copies shall be deemed originals.

17. Enforcement. Each party to this Agreement shall have all remedies available at law or in equity, including specific performance for conveyance of the Right-of-Way Alignment and Stormwater Sites. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provisions will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose and intent of the Agreement.

18. Notices. Notices or correspondence related to the agreement shall be sent to the following:

For Owner:

Robinson Improvement Company
C/O Garrett, Michael W.
Garrett, Wood & CPA., PA
4417 Beach Blvd. Suite 200
Jacksonville, Florida 32207

For County:

St. Johns County
County Administration
500 San Sebastian View
St. Augustine, Florida 32084

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year written above.

Signed, witnessed, executed and acknowledged on this 17 day of January, 2019

Signed, Sealed and Delivered
in the presence of:

Pam Halterman
Print Name Pam Halterman

St. Johns County, Florida, a
political subdivision of the State of Florida,
by its Board of County Commissioners

Paul M. Waldron
Paul M. Waldron, Chair

Sindy Wiseman
Print Name Sindy Wiseman

Legally Sufficient [Signature]

Attest:

By: Pam Halterman
Hunter S. Conrad
Clerk of Court

COPY

**Signed and Sealed in Our
Presence as Witnesses;**

(Sign) *Taylor Huerta*
(Print) Taylor Huerta


(Sign) *Megan Long*
(Print) Megan Long

Owner:

Walton T. Carter, Jr.
Robinson Improvement Company
By: Walton T. Carter, Jr.
Its: President

**STATE OF GEORGIA
COUNTY OF LOWNDES**

The foregoing instrument was acknowledged before me this 10th day of January, 2019, by Walton T. Carter, Jr. who is personally known to me or has produced a Georgia Driver's License as identification.

Audrey Dawkins
Notary Public
My Commission Expires: 04/30/2022


COPY

79 863 Exhibit "B" to Agreement with Robinson/County REC: 400 PAGE 561

MEMORANDUM AGREEMENT

THIS AGREEMENT, made and entered into in duplicate this 19th day of February, 1971, by and between ROBINSON IMPROVEMENT COMPANY, a Florida corporation having a place of business in St. Augustine, Florida, hereinafter called "ROBINSON", which term shall include its successors and assigns, and HUDSON PULP & PAPER CORP., a Maine corporation having a place of business in Palatka, Florida, hereinafter called "HUDSON", which term shall include its successors and assigns,

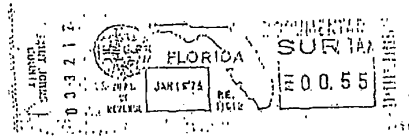
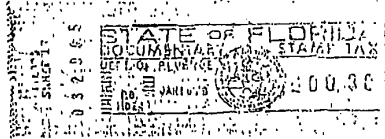
W I T N E S S E T H :

WHEREAS, the parties hereto entered into an agreement dated February 19, 1971, containing in detail the provisions which are referred to in this memorandum, which said agreement provides that a memorandum thereof shall be entered into between the parties and placed of record as notice to everyone of the evidence of such an agreement, and

WHEREAS, this agreement is the memorandum of said agreement of February 19, 1971, by and between ROBINSON and HUDSON.

NOW, THEREFORE, in consideration of the premises and further in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid by HUDSON to ROBINSON, the receipt whereof is hereby acknowledged, this memorandum is entered into between the parties hereto for the purpose of recording notice to everyone that ROBINSON:

(a) Has granted to HUDSON, its successors and assigns, the complete and unrestricted control of the lands in St. Johns County, Florida, described in Schedule "A" hereto attached and by specific reference made a part hereof, for and during fifty-five (55) years beginning February 20, 1971, and ending at midnight on February 19, 2026, under and subject to the terms, provisions and conditions set forth in said agreement dated February 19, 1971, and subject to the performance by the parties hereto of all of the



REC 400-562

covenants, terms and conditions set forth in said agreement to be kept, observed and performed by them respectively;

(b) Has granted to HUDSON, its successors and assigns, during the term of said agreement of February 19, 1971, certain rights with respect to all oil, gas and minerals produced on or from said lands described in Schedule "A" hereto attached, which are removed and severed therefrom, and a right to receive a certain part of the proceeds from the sale of such oil, gas and minerals or the rights pertaining thereto; and

(c) Has granted to HUDSON, its successors and assigns, subject to the terms, provisions, conditions, restrictions and limitations contained in said agreement of February 19, 1971, the right to purchase the lands described in Schedule "A" hereto attached, if ROBINSON shall decide to sell the same in whole or in part during the term of said agreement of February 19, 1971.

Reference is hereby made to said agreement of February 19, 1971, for a full and complete statement of the covenants, conditions, terms and provisions to be kept, observed and performed by the parties hereto and by such reference, all of the conditions, terms and provisions of said agreement in any way relating or applicable to the rights and privileges granted to HUDSON thereunder are intended to be and shall for all purposes be deemed to have been incorporated herein as fully as though herein set forth at length.

This agreement shall constitute full notice of all of the covenants, terms and conditions of said agreement of February 19, 1971, to everyone now or hereafter interested in said lands described in Schedule "A" hereto attached, by way of ownership, lien or otherwise.

Duplicate copies of said agreement dated February 19, 1971, are on file in the office of Hudson Pulp & Paper Corp., Woodlands Division, at Palatka, Florida, and The St. Augustine National Bank, for Robinson Improvement Company, at St. Augustine, Florida.

REF 400 PAGE 563

The agreement between ROBINSON and HUDSON dated December 29, 1956, recorded in Deed Book 233, page 479 of the public records of St. Johns County, Florida, is superseded by the agreement of February 19, 1971, of which this is a memorandum, and said agreement of December 29, 1956, is hereby cancelled and declared to be of no further force or effect.

IN WITNESS WHEREOF, ROBINSON and HUDSON have caused these presents to be executed and their respective corporate seals to be hereunto affixed, by their respective duly authorized officers, the day and year first above written.

Signed, sealed and delivered in the presence of:

ROBINSON IMPROVEMENT COMPANY

By: Margaret Lewis Dyer
Its President

Attest: James M. Dyer
Its Secretary

(CORPORATE SEAL)

Amos N. Parson
John J. Brinkman
As to Robinson

HUDSON PULP & PAPER CORP.

By: Richard M. ...
Its

Attest: ...
Its

(CORPORATE SEAL)

Jacqueline Herndon
...
As to Hudson

STATE OF VIRGINIA)
COUNTY OF GULPEPER)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARGARET LEWIS DYER and JAMES M. DYER, well known to me to be the President and Secretary respectively, of ROBINSON IMPROVEMENT COMPANY, which executed the foregoing instrument, and severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of February, A. D., 1971.

...
NOTARY PUBLIC
My commission expires: 1/19/74

OFF REC 400 PAGE 564

STATE OF NEW YORK)
COUNTY OF NEW YORK)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ~~XXXXXXXX~~ RICHARD MAZER and ~~XXXXXXXX~~ JOHN H. MAASS, well known to me to be the Executive Vice President and Asst. Secretary respectively, of HUDSON PULP & PAPER CORP., which executed the foregoing instrument, and severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of February, A.D. 1978.

[Signature]
NOTARY PUBLIC
My commission expires: 3-30-79

DEBORAH B. MCCORMACK
Notary Public, State of New York
No. 12 100-110
Qualified in Westchester County
Commission Expires March 30, 1979



COPY

ATTACHMENT 4
Red-Line PUD
Text and MAP

Exhibit B
Robinson Improvement Company TRACT PUD
Master Development Plan Text

~~September 26, 2024~~ [October 18, 2024](#)

A. Background and History and Description

The Robinson Improvement Company (R.I.C.), founded in 1906, by John Robinson has owned and managed thousands of acres of land in St. Johns County in agricultural, silvicultural, and timber for more than 100 years. The 2,673-acre tract of land is one of the last remaining parcels owned by R.I.C. and has been in continuous timber management for the last sixty (60) plus years.

The R.I.C. and its heirs wish to develop this land to honor John Robinson's legacy in St. Johns County. After much research, study, and planning, R.I.C. proposes to develop this land as an "Agrihood Community" like no other in St. Johns County. This is the best of mixed-use community development principles coupled with agricultural centric lifestyle. This is the purpose of the PUD application.

This is an application for a rezoning from Open Rural (OR) to Planned Unit Development ("PUD") for the Robinson Improvement Company (RIC) Tract PUD Property (the "Property"). The Property consists of approximately 2,673 acres as described in the legal description included as **Exhibit A**. The Property, shown on the Vicinity Map attached hereto as **Attachment 1**, is located on the north side of CR 214, south of County Road 208 and between Interstate 95 and CR 13A. The Property is currently used for timberland as depicted on the Aerial Map attached as **Attachment 2**.

In 2017, the County paid \$1,225,000 for 12.7 acres, or over \$96,400 per acre, for the right-of-way north of the Property to CR 208. The Robinson Improvement Company (hereinafter referred to as the "Owner") entered into an agreement with St. Johns County for donation of right-of-way and stormwater sites as recorded on January 24, 2019, in Official Records Book 4671, Page 52 (the "Agreement"). The purpose of the Agreement is to memorialize an agreement to donate, a minimum of a 250-foot-wide right-of-way corridor of approximately 7.4 miles in length, along with corresponding and necessary adjacent stormwater sites to the County for the future construction of CR 2209. The Agreement was contingent upon approval and effectiveness of a County-initiated Comprehensive Plan Amendment, File No. COMPAMD 2017-01. On January 17, 2019, the County adopted a comprehensive plan amendment to Residential-B with a site-specific policy limiting residential development to a maximum of 3,332 dwelling units and that no development will occur on the subject property prior to 2026. This rezoning will complete the agreement to exchange the donation of 7.4 miles of right-of-way and additional stormwater sites (approximately 258 acres) for development rights on the property.

CR 2209, as depicted on **Attachments 3 and 4**, will be an Interstate 95 parallel facility that will connect Race Track Road to the south through St. Johns County to CR 204. In 1998 and 2002 St. Johns County petitioned and the Florida Department of Transportation approved two Interstate 95 rule variances to reduce the Level of Service on Interstate 95. The rule variances were subject to St. Johns County planning, funding and constructing a

north/south corridor to reduce the impact of local traffic on Interstate 95 including amending the Comprehensive Plan to adopt a sector plan. St. Johns County has since adopted the Northwest Sector Plan and acquired the necessary right of way for CR 2209 to just north of the Property. CR 2209 has been constructed to Silverleaf Parkway and the County is currently constructing the segment of CR 2209 from Silverleaf Parkway to SR 16. The developer of the Property will construct over four (4) miles of CR 2209 from CR208 to CR214, including intersection improvements to serve the development of the Property. From CR208 to the Property boundary, the developer will construct two (2) lanes of a future four (4) lane roadway. From the Property boundary to CR214, the developer will construct a four (4) lane roadway.

The RIC Tract PUD is a planned Agrihood community that will provide a mix of residential, civic, recreational, and agricultural, ~~and supporting neighborhood commercial~~ uses that can be developed in a conventional or traditional neighborhood design residential (TNRD) pattern. The Property will be developed with a full variety of building and housing types with up to 3,332 housing units ~~and 250,000 square feet of Neighborhood Commercial uses~~. Residential uses may include a diverse mix of housing development types, including age-restricted residential units, single-family detached, and townhomes, ~~and multifamily units~~. ~~Residential uses may be vertically integrated with non-residential uses in the Commercial Parcels. In accordance with the RES-B land use designation, Neighborhood Commercial uses are permitted at a size and scale that is compatible with and supportive of the surrounding residential area. The inclusion of Neighborhood Commercial allows development of an efficient land use pattern that supports a reduction of vehicle miles traveled, balanced growth, and economic development. Mixed-use areas within the development will provide opportunities for up to 250,000 square feet of Neighborhood Commercial uses and residential uses. The provision of compact commercial centers at the intersection of CR 2209 and CR 214 will support internal trip capture while providing the surrounding neighborhood with convenient access to supportive and complimentary daily commercial retail sales and services.~~

The RES-B land use designation entitles agricultural uses, and agricultural support services and facilities when not incompatible with surrounding residential uses. As applicable to this Project, agricultural uses may be integrated into the development as an Agrihood amenity supporting recreation, the provision of green space, community identity and local food production. Integration of traditional agriculture will be delivered in partnership with experienced farmers to ensure viable and productive agricultural amenities.

Various civic and community supporting uses will be permitted in all areas within the Property. Supporting uses may include but are not limited to community parks with active recreation facilities; neighborhood parks; passive parks; a school site; community gardens, agriculture/farms and similar uses. In accordance with the Agrihood Community concept, community gardens and agriculture/farm uses are permitted as amenities supporting recreation, the provision of green space, community identity and local food production.

The RES-B future land use designation of the Property is shown on the Future Land Use Map included in **Attachment 5**. The surrounding future land use designations include RES-B and Rural/Sylviculture (R/S) to the north; R/S to the south, east and west; and Agriculture-Intensive (A-I) to southwest. The Zoning Map included as **Attachment 6**

depicts the Property within an Open Rural (OR) zoning designation. Most of the land surrounding the site to the north, south, east, and west is within the OR zoning designation. Single-family residential uses are permitted in two PRD zoning designations, one to the north and one to the east, and one PUD zoning designation to the northeast. The site is also close to a broad mix of commercial and other non-residential uses that are located around the intersection of Interstate 95 and CR 208. Four (4) contiguous wetland mitigation banks are located just west of the Property covering thousands of acres that run between CR 214 and CR 208. A fifth mitigation bank sits just north of CR 208 and the Property. These mitigation banks provide permanent conservation and open space areas that are also recognized as contributing to the Florida Forever St. Johns River Blueway project.

Incremental MDP Maps, pursuant to LDC 5.03.02.G.2, will be submitted depicting, in detail, the initial phase of development and a general depiction of the proposed uses for the remaining portion(s) of the project. Subsequent Incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases before construction plan approval for those phases. Incremental MDP Maps shall be reviewed and approved by staff without the need for public hearing.

B. Total Number of Acres Included in the Project

The RIC Tract PUD contains approximately 2,673 +/- acres.

C. Total Number of Wetland Acres

The location and extent of wetlands on the Property is depicted on the Wetland Map attached herein as **Attachment 7**. The total number of wetland acres within the Property is approximately 1,007.00 acres +/- based on aerial photo interpretation with ground truthing. The land has been leased for silviculture for the past 60 years. The lease will expire in 2025. The last silviculture harvest is underway with portions of the property being prepared for replanting. Notwithstanding these site conditions, it is estimated that there will be ~~approximately a minimum of approximately~~ 885.7 +/- acres of preserved wetlands and ~~likely a minimum of 123.2-121.3~~ acres +/- of wetland impacts. ~~The estimated minimum wetland impacts include, including~~ 24.8 +/- acres of wetland impacts within the proposed CR 2209 right-of-way ~~and 98.4 +/- acres of wetland impacts within the development areas~~. The developer will place a minimum of 885 acres of wetlands in conservation as part of the environmental permitting process. The location and amount of preserved wetlands and wetlands impacts are shown on the MDP Map and will be shown on each incremental MDP submittal. Wetland impacts include those impacts within County Road 2209 right-of-way and associated stormwater pond sites. Upon a formal wetland delineation, which may occur on the Property in whole or in part through the course of development, the location and extent of wetlands and wetland impacts may be updated, and this MDP Text **Exhibit B** and the MDP Map **Exhibit C** may be updated by staff approval of an incremental MDP so long as the PUD-wide amount of open space is not decreased below the amount shown on the MDP Map.

D. Development Area and Land Use

The estimated number of developable acres, including impacted wetlands, is shown on the MDP Map. ~~The Property includes a Commercial Parcel consisting of 27 acres located~~

~~within the East Village at the intersection of CR 2209 and CR 214. Neighborhood Commercial and residential uses are permitted in the Commercial area.~~ Residential uses, a school site, age restricted residential uses, open space, agriculture and recreation areas may be permitted in both the East and West Villages ~~and the Commercial Parcel~~, as depicted on the MDP Map.

The property has been and will continue to be used for silvicultural purposes. Bona fide agricultural and silvicultural practices may continue on the Property until commencement of development of the parcel for residential ~~or non-residential~~ uses.

Incremental MDP Maps, pursuant to LDC 5.03.02.G.2, will be submitted depicting, in detail, the applicable phase of development. Subsequent Incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases before construction plan approval of those phases.

E. Total Residential Units and Density and Permitted Uses

The Property will include a maximum of 3,332 residential units. All residential types, including age restricted types, are permitted in the East and West Villages ~~and in the Commercial Parcels~~ as depicted on the MDP Map. Residential development will consist of up to 340 townhomes, 2,077 single-family units, and 915 age restricted single-family units. The maximum residential density shall be calculated on a PUD-wide basis. Accessory Family Units shall be permitted in accordance with LDC Section 2.02.04.B and shall not count as a dwelling unit for purposes of the maximum number of residential units permitted in the MDP.

TNDR development, based on TNDR design concepts including a grid street pattern and rear entry alley access, may be accomplished by an application for staff approval of an incremental MDP Map for such area without the need for public hearing.

Based on 2.75 persons per dwelling unit, the overall population is estimated to be 9,163 persons and the non-age restricted population is 6,647. The projected population of school age children is dependent upon the actual number of single-family, multifamily, and age restricted units developed. Using the school district student generation rates for the 2,417 non-age restricted multifamily and single-family dwelling units in the St. Augustine CSA based on the February 2023 generation rates, the school age population would be 494 students.

The Project is divided by CR2209 into the East and West Villages. ~~The East Village includes the 27 acre Commercial Parcel at the corner of CR 2209 and CR 214.~~ The East and West Villages may include parks, playgrounds/tot lots, ball fields, playing courts, and similar recreational facilities including amenity and similar community buildings. The East Village may also allow ~~Cultural/Institutional, Neighborhood Public Service and Emergency Service Uses, Outdoor/Passive Use, Private or Public Schools,~~ Agrihood uses, and Agricultural Uses (silviculture) classifications as defined in the Land Development Code ("LDC") Section 2.02.01. The square footage of such development is accessory to the residential uses ~~and therefore do not count against the non-residential square footage.~~ Also allowed will be Accessory Uses and Structures consistent with the LDC Section 2.02.04 and temporary construction offices. Accessory Family Units and Guest House

uses shall not be considered as additional units and such units will not be included in the PUD density calculation. Communication Antenna Towers shall be subject to the Special Use criteria in LDC Section 2.03.26 and the supplemental design standards of LDC Section 6.08.12.

Permitted Uses

- i. Residential uses are permitted in all areas of the Property and may include all types of residential development, such as single-family detached, single-family attached, townhome, duplex home, zero lot line/single-family attached, ~~multifamily~~, Traditional Neighborhood Residential (TNR), and age restricted.
- ~~ii. Residential uses may be horizontally or vertically integrated with non-residential uses within the Commercial Parcels designated within the East and West Villages. Where residential uses are vertically integrated with a non-residential use, the non-residential development criteria in Section I of this Text shall apply.~~
- ~~iii.ii. Cultural/Institutional, Agricultural/Agrihood, Utility, Neighborhood Public Service and Emergency Service Uses, Outdoor/Passive Use, and Private or Public Schools shall be permitted on all portions of the Property.~~
- ~~iv.iii.~~ Accessory uses and Temporary Uses, including Accessory Family Units, shall be permitted pursuant to LDC Sections 2.02.04 and 2.02.05, unless specifically waived under Section X of this PUD Text.
- ~~v.iv.~~ Bona fide agricultural and silvicultural practices may continue on the Property until commencement of development of the parcel for residential or non-residential uses, except in conservation areas, Significant Natural Communities Habitat, and areas of protected trees. All agricultural and silvicultural activities shall comply with the applicable requirements of Policies E.2.2.2 and E.2.2.3 of the 2025 Comprehensive Plan and State of Florida Division of Forestry Best Management Practices.

Silvicultural harvesting may occur up to the immediate time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which St. Johns County approval will be required within the four (4) year period after land clearing. ~~Clearing, grading or construction of surface water management facilities does not constitute "development" within a parcel and silvicultural and agriculture activities may continue within the parcel or parcels.~~ The site will be required to meet the minimum required tree inches per acre after completion of construction per the LDC. [A Site Plan including a Protected Trees Inventory or Survey will be provided in accordance with Section 4.01.05.F, St. Johns County Land Development Code.](#)

- ~~vi.v.~~ Agrihood uses such as community gardens and agricultural/farm uses, including working farms and structures, are permitted as supporting and recreational uses within all areas of the Property. Agriculture uses on private residential lots may include personal gardens.
- ~~vii.vi.~~ The PUD will include recreational amenities and facilities to support the residential units. Such amenities and facilities may include, but not be limited to, resident event spaces where outdoor events, festivals,

concerts, community markets, open air markets, food truck events and other gatherings may occur. Food and beverages (including alcoholic beverages) may be served or sold at such events. The aforementioned events may occur on the parcels designated for parks, recreation, agricultural, and open space amenities on incremental MDPs.

F. Total Intensity of Commercial Development – Not applicable.

~~A Commercial Parcel located on the east side of CR2209 will include up to 250,000 gross square feet of commercial and retail service space and residential uses on approximately 27 +/- developable acres. The Commercial Parcel is in the RES-B Future Land Use designation where Neighborhood Commercial Uses are permitted subject to compatible size and scale given the surrounding residential area. Neighborhood Commercial Uses shall be allowed in the Commercial Parcel as defined under the Commercial Neighborhood zoning district as listed in LDC Part 2.00.00, Table 2.02.02 and Table 2.03.01. All types of residential uses, Agrihood uses, and other accessory permitted in residential areas shall be permitted within the Commercial Parcel as provided in this MDP. The location and square footage of these uses will be shown on the future Incremental MDP Maps.~~

~~Permitted Uses~~

- ~~i. Neighborhood Commercial uses shall be permitted in the Commercial Parcel.~~
- ~~ii. Cultural/Institutional, Agricultural/Agrihood, Utility, Neighborhood Public Service and Emergency Service Uses, Outdoor/Passive Use, and Private or Public Schools shall be permitted on all portions of the Property.~~
- ~~iii. Residential uses may be horizontally or vertically integrated with non-residential uses within the Commercial Parcel designated within the East Village. Where residential uses are vertically integrated with a non-residential use, the non-residential development criteria in Section I of this Text shall apply.~~
- ~~iv. Accessory and Temporary Uses shall be permitted pursuant to LDC Sections 2.02.04 and 2.02.05, unless otherwise specifically stated under Section X (Waivers, Variances, or Deviations) of this PUD Text. Food trucks shall be permitted as accessory uses.~~
- ~~v. Allowable and Special Uses shall be permitted pursuant to LDC Sections 2.02.00 and 2.03.00, unless otherwise specifically stated on Section X (Waivers, Variances, or Deviations) of this PUD Text.~~
- ~~vi. Bona fide agricultural and silvicultural practices may continue the Property until commencement of development of the parcel for residential or non-residential uses, except in conservation areas, Significant Natural Communities Habitat, and areas of protected trees. All agricultural and silvicultural activities shall comply with the applicable requirements of Policies E.2.2.2 and E.2.2.3 of the 2025 Comprehensive Plan and State of Florida Division of Forestry Best Management Practices.~~

~~Silvicultural harvesting may occur up to the immediate time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which St. Johns County approval will be required within the four (4) year period after land clearing. Clearing, grading or construction of surface water management facilities does not constitute "development" within a parcel and silvicultural and agriculture activities may continue within the parcel or parcels. The site will be required to meet the minimum required tree inches per acre after completion of construction per the LDC. Agrihood uses such as community gardens and agricultural/farm uses, including working farms and structures, are permitted as supporting and recreational uses within all areas of the Property. Agriculture uses on private residential lots may include personal gardens.~~

~~vii. The Commercial Parcel may include recreational amenities and facilities within common or privately owned open space, which may include, but not be limited to, event spaces where outdoor events, festivals, concerts, community markets, open air markets, food truck events and other gatherings may occur. Food and beverages (including alcoholic beverages) may be served or sold at such events. The location of common or privately owned open space areas aforementioned events may occur on the parcels designated for recreation and amenities labeled Amenity and Open Space will be depicted on incremental MDPs.~~

G. Development Criteria

1. Residential

a. General Criteria for Residential Development:

- i. A minimum fifty (50) foot setback for any residential lots is required from select segments of the CR 214 and CR 2209 rights-of-way. Stormwater ponds, wetlands, and upland buffers are permitted within this setback. Where there is an intervening pond, park or open space between the lots and the roadway, the requirement for a fence, wall, six (6)-foot hedge or berm shall not be required. A landscape buffer will be provided in such a manner that meets all other screening requirements of LDC Section 6.06.04 Standard B.

Air conditioning and heating units and their pads, pool mechanical equipment, utility meters and other mechanical or utility service features that provide screening from adjacent uses may be located in any required side or rear yard with a three (3)-foot minimum setback to the lot line. Flatwork/hardscape elements such as patios, pavers and concrete walkways may be located in any required side or rear yard with a three (3) foot minimum setback to the lot line. No air conditioning or electrical equipment, masonry walls or masonry elements of fences, pools, pool decks, pool enclosures, flatwork/hardscape or vertical encroachments such as building eaves or roof overhangs may be located within platted or otherwise recorded drainage or underground utility easements.

Age restricted development shall have the same development criteria as residential uses.

Density: A maximum of 3,332 dwelling units is permitted within the Property. Residential development will consist of up to 340 townhomes, 2,077 single-family units, and 915 age restricted single-family units. ~~Conversion between residential types shall be in accordance with the Conversion Table provided in Section R of this text.~~

~~2. Non-Residential~~

~~a. General Criteria Non-Residential~~

- ~~i. Intensity: A maximum of 250,000 gross square feet of Commercial Neighborhood (CN) uses as defined in LDC Part 2.03.01 Table of Allowable Uses.~~

~~The square footage of Amenities, including Agrihood Farm Amenities and related structures; Cultural/Institutional uses; Utility uses; Neighborhood Public Service and Emergency Service Uses; Outdoor/Passive Uses; and Private or Public School uses are accessory to the residential uses and therefore will not count against the square footage of commercial and retail square footage.~~

~~3.2. Area, Height, Bulk and Placement Standards~~

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹³¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio ¹¹ / ISR	Min. Yard Req. Front/Side/Rear ^{1014 & 1211}	Max. Ht. Structures
Single-Family Detached ⁷	40 ft, 25 ft for lots that front on a cul-de-sac or curve	4,000 sf	65% per lot	N/A	70%	<p>Front: 20 ft to face of garage, minimum 25 ft between garage and sidewalk, 15 ft on front façade of house, 10 ft to the porch⁹¹⁹</p> <p>Street Side: 10 ft, 20 ft to face of garage for side street facing garage</p> <p>Side: 5 ft</p> <p>Rear: 10 ft</p> <p>Accessory Structures: 5 ft, all sides</p>	35 ft

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹³¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio ¹¹ / ISR	Min. Yard Req. Front/Side/Rear ^{1014 & 1211}	Max. Ht. Structures
Townhome/Duplex/Patio Homes/Single-Family Attached ⁸	14 ft	1,400 sf	70% per lot	N/A	75%	<p>Front: 20 ft to face of garage and sidewalk, 25 ft between garage and sidewalk, 5 ft to porch⁹⁴⁰, 10 ft to front façade of house,</p> <p>Side: 0 ft interior units/5 ft end units¹</p> <p>Side Street: 10 ft</p> <p>Rear: 10 ft</p> <p>Accessory Structure: 5 ft, all sides</p>	45 ft
Zero Lot Line ³	40 ft, 25 ft for lots that front on a cul-de-sac or curve	4,000 sf	65% per lot	N/A	70%	<p>Front: 25 ft with a front entry garage or carport, 15 ft to front façade of house, 10 ft to the porch⁹⁴⁰</p> <p>Side: 0 ft⁴ / 15 ft⁵</p> <p>Rear: 15 ft</p> <p>Accessory Structures: 5 ft, all sides</p>	35 ft

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹³¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio ¹¹ / ISR	Min. Yard Req. Front/Side/Rear ^{1014 & 1211}	Max. Ht. Structures
Single-Family – TNR	35 ft	3,500 sf	70% per lot	N/A	75%	Front: 5 ft to porch ¹⁰⁹ Alley Front: 3 ft Side: 5 ft Rear: 5 ft Accessory Structures: 3 ft, all sides	45 ft
Townhome/Duplex - TNR	14 ft	1,400 sf	70% per lot	N/A	75%	Front: 5 ft Alley Front: 0 ft Side: 0 feet interior units/10 ft for end units Rear: 0 ft Accessory Structures: 3 ft, all sides	45 ft
Zero Lot Line – TNR ³	30 ft	3,000 sf	70% per lot	N/A	75%	Front: 5 ft Alley Front: 0 ft Side: 0 ft ⁴ / 10 ft ⁶ Rear: 5 ft Accessory Structures: 3 ft, all sides	45 ft

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹³ ₁₂	Floor Area Ratio (FAR)	Impervious Surface Ratio ⁿ / ISR	Min. Yard Req. Front/Side/Rear ¹⁰ ₁₁ & ¹² ₁₁	Max. Ht. Structures
Multi-Family ⁷	18 ft	1,800 sf	65% per lot	N/A	70%	Front: 5 ft Side Street: 10 ft Side: 10 ft from property line Rear: 10 ft Min Separation Between Buildings: 20 ft Accessory Structures: 5 ft, all sides	45 ft
Multi-Family—TNR^{7 & 8}	18 ft	1,500 sf	70% per lot	N/A	75%	Front: 5 ft Alley Front: 5 ft Side: 5 ft Rear: 5 ft Min Separation Between Buildings: 20 ft Accessory Structures: 3 ft, all sides	45 ft

Use	Min. Lot Width	Min. Lot Area	Max. Lot Coverage by All Bldgs. ¹³¹²	Floor Area Ratio (FAR)	Impervious Surface Ratio ⁿ / ISR	Min. Yard Req. Front/Side/Rear ^{1014 & 1211}	Max. Ht. Structures
Neighborhood Commercial	None	None	65% per parcel	50%	70%	Front: 20 ft Side 5 ft ⁹ Min Separation Between Buildings: 20 ft Rear: 10 ft ⁹	65 ft
Amenity and Farm Uses, Cultural/ Institutional Uses, Utility Uses, Neighborhood Public Service and Emergency Service Uses, Outdoor/Passive Uses, Private or Public School Uses	None	None	65% per parcel	50%	70%	Front: 10 ft ⁹ Side: 10 ft ⁹ Rear: 10 ft ⁹	65 ft

¹ Side setbacks for end units with side entry shall be 10 feet.

² No vertical encroachments such as eaves or roof overhangs are allowed within drainage or utility easements.

³ A five (5) foot easement shall be provided along the Lot perimeter adjacent to a zero (0) foot setback dwelling for maintenance of the Structure. The easement shall be shown on the plan. The roof shall be designed so that water runoff from the Dwelling placed on the Lot line is limited to the Easement area. Roofs shall not overhang property lines.

⁴ The unit shall be placed along one interior side property line, except where the unit cannot be placed on a lot line with attaching to an adjacent unit. In that event, a minimum spacing of 5 feet shall be provided from the dwelling unit on the adjacent lot.

⁵ The side yard on the other interior side property line shall be a minimum of 15 feet, excluding connecting elements such as fences or walls.

⁶ The side yard on the other interior side property line shall be a minimum of 10 feet, excluding connecting elements such as fences or walls.

⁷ [Only SF Detached lots a minimum of 60 feet in width will be placed within 100' feet of the property line where the 35' transition buffer exists as shown on the MDP.](#)

⁸ [Only SF Attached \(duplex or patio home\) lots a minimum of 60 feet in width will be placed within 100' feet of the property line where the 35' transition buffer exists as shown on the MDP.](#)

~~⁷Multi-family development may consist of apartments, condominiums and other forms of attached housing. The setbacks described below shall apply to the building and not the individual unit unless specifically provided for in the table. Setbacks are measured from the property line of the original parcel prior to subdividing to the building or cluster of buildings. The minimum parcel width and area shall apply to the overall parcel and not to individual units or buildings within the parcel.~~

~~⁸Multi-family housing developed as a mixed use within a building shall not be required to follow the criteria above. Such development will be in compliance with the criteria for the use on the ground floor.~~

~~⁹Twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to rights-of-ways and adjacent to residential uses.~~

~~¹⁰A reduction in the front yard setback is permitted on those single-family structures which have porches that are at least one half (50%) of the width of the air-conditioned portion of the main structure. The measurement of the width of the air-conditioned portion of the main structure shall be the measurement of the non-garage portion of the front elevation of the structure.~~

~~¹¹Projections are permitted within the required five (5) foot side yard setbacks and all buildings will be located a minimum of ten (10) feet apart, as measured from outer wall to outer wall. See waiver in Section T .~~

~~¹²Setback are measured from the outer wall to outer wall of the structures.~~

~~¹³Maximum lot coverage by all buildings for overall PUD 25%~~

4.3. Parking

The number of required parking spaces per use shall comply with LDC Section 6.05.02.E. There shall be no parking requirement for any facility accessory to the residential development. Special Use Permit applications in single family residential areas may be conditioned on providing additional parking.

~~The Commercial Parcel shall each be considered as a single premise for the purposes of provision of on-site parking. Parking requirements may be met with any combination of on-street and off-street parking, central parking lots, parking structures, and shared parking. On-street parking will not require a landscape buffer. On-street parking shall only be permitted on local roads and the developer shall provide a maintenance and hold harmless/indemnification agreement in a form suitable to St. Johns County.~~

For residential development, parking may be provided in off-street common areas, within garages, carports, or driveways or by angled (including 90 degree) and parallel on-street parking within public and private rights-of-way subject to County Staff review and approval.

5.4. Lighting

Lighting will comply with LDC Sections 6.09.00 and 5.03.06.H.6.

6.5. Signage

The PUD shall be subject to the Unified Signage Plan (USP) included as **Exhibit D** of the PUD Ordinance.

H. Infrastructure

1. Drainage

The surface water management system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management

District (“SJRWMD”). After completion of development, the surface water management system will be owned and maintained by either a Home Owners Association (“HOA”), Property Owners Association (“POA”), Community Development District (“CDD”), or Special Act District.

2. Vehicular Access

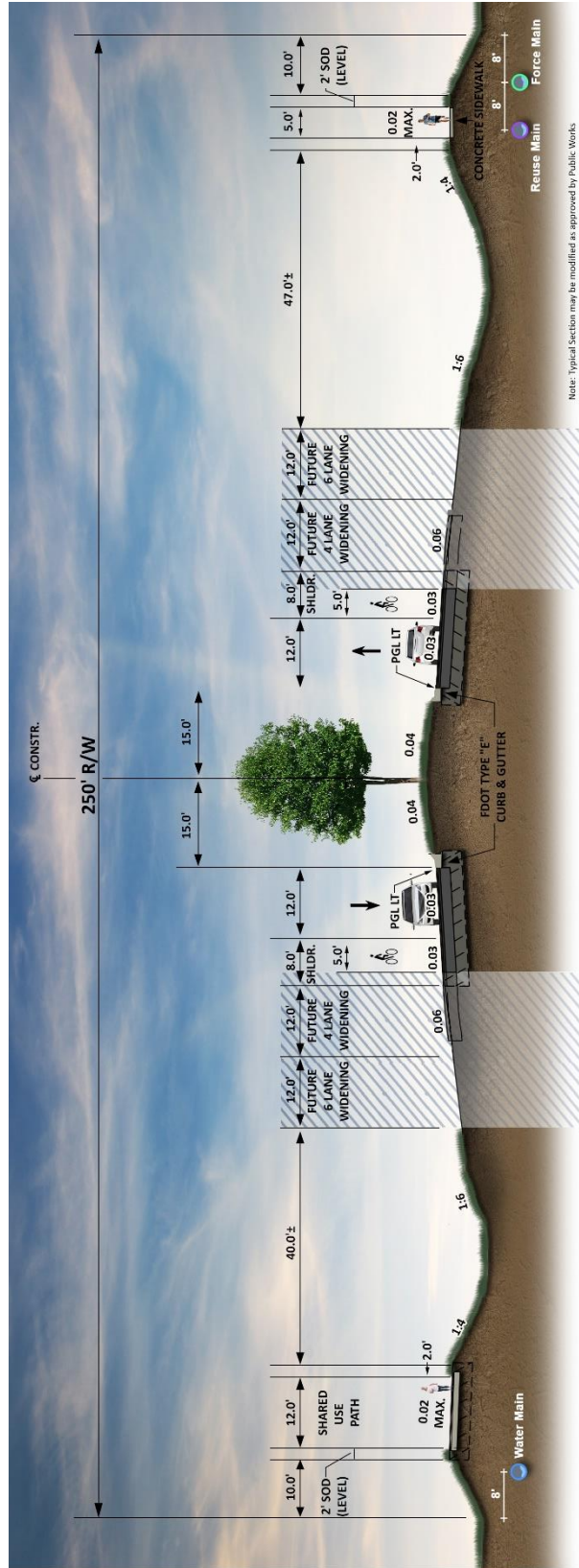
Primary access to the internal roadway network serving development within the PUD will be provided from CR 2209 as shown on the MDP Map. The developer will build four miles of CR2209 in two phases: Two lanes of future four lanes of CR 2209 will be built by the developer between CR 208 and the Property Boundary. From the Property Boundary to CR214, four lanes of CR2209 will be built by the developer. Prior to the issuance of the first Certificate of Occupancy for development in Phase 1, the developer will cause to be constructed CR 2209 from CR 208 to the end of CR 2209 Phase 1 (2.1 Miles) as shown on the MDP Map. Prior to issuance of the first Certificate of Occupancy for development of Phase 2, the developer will cause to be constructed CR 2209 from the end of Phase 1 of CR 2209 to CR 214 (2 Miles). Construction of CR 2209 including intersection improvements at CR 208 and CR 214 shall be in accordance with the Development Agreement. CR 2209 will be designed as an Access Management Class III Major Collector. Access spacing to CR 2209 within the PUD may deviate from Class III standards in order to avoid wetland impacts as depicted on the MDP Map **Exhibit C**. Construction plans will be submitted for each segment of CR 2209 to be constructed. The construction plans will be generally consistent with the typical roadway section depicted below in **Figure 1**. Tree plantings shown on the cross-section are for illustrative purposes only and the exact locations will be depicted on construction plans. Cross section modifications can be made subject to engineering and environmental permitting without modification of the MDP and subject to St. Johns County staff approval. Completion shall mean bonded or commenced and accepted by the County. Additional site access will be provided along the southern end of the Property directly from CR 214, subject to County review and approval.

Access to each development pod within the Property from CR 2209 will be evaluated at the time of submittal of construction plans. Additional access improvements may be required during the plan review in accordance with Section 6.04.05.H. of the LDC in order to accommodate construction of CR 2209 as a four-lane divided roadway.

The interior roadway system may remain private, may be conveyed to a CDD or to an applicable HOA, POA, or special district, or be proposed for dedication to the County. There may be private roads and gated subdivisions in selected portions of the PUD. Neighborhoods or subdivisions having roads not dedicated to the County may add gate features on to their entry points subsequent to development without modification of the MDP as long as the gate feature is submitted to the County for construction plan review and may be required in accordance with LDC Sections 5.03.05.

Figure 1a and 1b – Typical Roadway Sections

(next page)



CR2209 2 Lane Cross Section from CR208 to RIC PUD Boundary



Note: Typical Section may be modified as approved by Public Works Design Section, 43 MPH

This rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This graphic is for illustrative purposes and was completed based on limited information, therefore subject to change.

CR2209 4 Lane Cross Section within RIC PUD Project

Pavers are allowable throughout the PUD on roadways within privately owned/maintained rights-of-way. Roundabouts are allowable throughout the PUD within privately owned/maintained rights-of-way unless otherwise approved by St. Johns County within public owned/maintained roadways. The roundabout element is not required to be shown specifically on an MDP but must be shown on construction plans and approved pursuant to applicable Development Services review prior to construction.

Alleys shall be allowed and may provide the main point of access to homes and shall be privately owned and maintained. Garages may be located anywhere within the area defined by the lot setbacks, including adjacent to the alley. Residential alleys may be located within a platted private right-of-way or tract with a minimum width of 20 feet and shall have a minimum pavement width of 12 feet for one-way and 16 feet minimum width for two-way vehicular traffic. On-street parking shall not be permitted where the alley width is less than sixteen (16) feet for one-way traffic or twenty (20) feet in width for two-way traffic. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review.

Any road or alley providing access to a home or garage is required to meet National Fire Protection Association (NFPA) 1, 18.2.3.5.1, which requires twenty (20) feet unobstructed width from face of curb to face of curb.

Golf carts will be permitted on local roads and will be allowed to cross minor collector roadways in certain locations, in accordance with the provisions of the County's Golf Cart Ordinance, Land Development Code and Florida Statutes. The locations of such golf cart crossings will be determined at the time of construction plan approval.

3. Non-Vehicular Access

Pedestrian circulation will be provided by sidewalks and trails as shown on the Incremental MDP Maps. This non-vehicular network will provide interconnectivity between residential, non-residential, parks, schools and amenities. CR 2209, the primary collector access road through the Property, will include two (2) lanes of a future four (4) lane road with a twelve (12) foot shared use path on one side and a five (5) foot sidewalk on the other from CR208 to the Property and four lanes with a twelve (12) foot shared use path on one side and five (5) sidewalk on the other from the Property to CR214.

Sidewalks fronting individually platted lots shall be constructed with the construction of the residential use for that lot. Sidewalks along unbuildable lots, common areas, and stormwater ponds shall be constructed prior to final acceptance of the improvement facilities. Minimum four (4) foot wide sidewalks shall be required, at a minimum, on one side of all local public and local private roadways and a minimum five (5) foot wide sidewalks on one side of minor and major collector roadways within single-family, ~~multifamily,~~ and townhome developments. Sidewalks are not required on cul-de-sacs with four or less lots. All sidewalks and multi-use paths may meander through the right-of-way and may

cross into adjacent parcels if an acceptable easement is provided for access and maintenance in a form suitable to St. Johns County.

Sidewalks along major and minor collector roadways will be a minimum of five (5) feet in width.

All pedestrian accessible routes shall meet the requirements of the LDC, Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida Law and 28 CFR Part 36.

4. Interconnectivity

Interconnectivity to adjacent development to the north and south will be provided through CR 2209. The MDP Map depicts [a](#) potential future connections to land to the east. The provision of interconnectivity to adjacent properties to the east shall be subject to agreement between the developer and adjacent property owners.

5. Recreation and Open Space

The overall population is estimated to be 9,163 persons based on 2.75 persons per dwelling unit and the maximum development potential of 3,332 dwelling units. A minimum of 45.8 +/- acres of active recreation shall be provided, which may include a 27.5 +/- acre community park located in the southern portion of the East Village, as depicted on the MDP Map. The community park may be developed with ballfields, multi-use fields, or other activity-based and resource based recreational facilities that best serve the Project. Road rights-of-way, drainage/utility easements or other similarly functioning easements, golf courses, or preserved wetlands shall not be used as active recreation areas.

Any park dedicated to St. Johns County shall be accessible to the public at large and shall not be located within limited access or gated areas controlled by private entities, the School District, a property owners association or a CDD. Any acceptance of dedication shall be at the sole discretion of the Board of County Commissioners. If the County declines to accept the dedication of any of the parks when the applicable unit threshold has been reached, the County will continue to approve plats for additional units until the next unit threshold has been reached, and the Owner may retain and use that park area for any private recreational or open space use and may convey it to an applicable community development district, homeowners' association or similar entity.

The MDP Map depicts the general location of two neighborhood park/amenity centers, one centrally located within the East Village, and one centrally located in the West Village. Additional amenity centers may be provided to serve the Property. The amenity centers may include active recreation facilities such as a clubhouse, pool, ballfield(s), playing court(s), playground(s), farms, barns and agricultural structures, and Agrihood (agricultural/farming) uses. A minimum of 18.3 +/- acres of active recreation/amenity centers will be provided within the Property.

For each development phase, the applicant will provide the minimum acreage required to meet or exceed the recreational park area requirement of LDC Section 5.03.03E at buildout.

This table calculates Community/Neighborhood Parks by buildout of Phase 1 and 2 of the overall PUD development program.

<u>Community/Neighborhood Parks Level of Service(LOS): 5ac/1000 population</u>			
	<u>Units</u>	<u>Population (2.75PPH)</u>	<u>Acreage LOS 5ac/1,000</u>
<u>Phase 1</u>	<u>1,665</u>	<u>4,578</u>	<u>22.89</u>
<u>Phase 2</u>	<u>1,667</u>	<u>4,584</u>	<u>22.92</u>
			<u>45.8 ac Total</u>

All the facilities and elements for each open space, recreational area and/or amenity center or the like, shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessible Design. The neighborhood parks/amenities will be owned and maintained by a HOA, POA, or a CDD.

Overall, the Project will provide a minimum of twenty-five percent (25%), or 668.25 +/- acres, of the total area as open space pursuant to LDC Section 5.03.03.A.1. Open space areas and acreages are depicted on the MDP Map, and at a minimum, will include wetland preservation (~~858.05~~885.7 +/- acres), upland preservation and upland buffers (94.05 +/- acres), community and neighborhood parks (45.80 +/- acres), and perimeter buffers not otherwise counted in the acreages above (5.3 +/- acres). There may be additional areas of open space provided within future incremental MDPs. Upon a formal wetland delineation, which may occur on the Property in whole or in part through the course of development, the location and the extent of wetlands and wetland impacts may be updated, and this MDP Text **Exhibit B** and the MDP Map **Exhibit C** may be updated by staff approval of an incremental MDP so long as the PUD-wide amount of open space is not decreased below the amount shown on the MDP Map.

6. Utilities

All new utilities located within the Property will be placed underground. Potable water and sanitary sewer will be provided by the St. Johns County Utility Department (SJCUD). Electrical power will be provided by FP&L.

Several water wells owned by St. Johns County exist in the property to the east that is located at 2458 Water Plant Road. Development of the Property will comply with LDC Section 3.02.03, as applicable.

7. Fire Protection

Fire protection will be provided in accordance with LDC Section 6.03.00.

8. Solid Waste

Solid waste collection for residential uses will be provided by the County vendors. The Property is located within the South Advanced Disposal Services solid waste collection zone. ~~Private contractors may be used for non-residential establishments and facilities.~~

9. Schools

The Project may include a K-8 school site, the location of which will be based on mutual agreement between the Owner and the St. Johns County School Board. The school area may be located near the community park to allow for shared use.

A school shall be allowed to develop with all accessory uses deemed necessary by the School Board including recreational facilities, outdoor lighting of facilities, accessory outdoor uses, agricultural endeavors, radio communications facilities, temporary and permanent classrooms and other building facilities.

I. Water and Sewer

Potable water and sanitary sewer services will be provided by the St. Johns County Utility Department (SJCUD). The Property is located west of the Water Plant Road water treatment plant and north of a wastewater treatment plant that is currently under construction north of SR 207. There is a 24" water line and a 12" sewer force main to the east of the Property in CR 214 right-of-way. Additional water lines are in place from the Water Plant Road water treatment plant along the eastern boundary of the Property. The SJCUD Availability Letter indicates that the following points of connection are as follows:

- Water at the existing water main at the Quailhurst Road and CR 2209 right-of-way
- Wastewater at the existing 12-inch force main along Allen Nease Road.
- Reclaimed Water east of the property through construction of a new transmission reclaimed water main through the property, north along the CR 2209 right-of-way to CR 208.

If the Property is in the SJCUD Mandatory Reclaimed Water Service Area, development must include installation of reclaimed water facilities for irrigation facilities pursuant to County Ordinance 2022-37. Provisions for temporary supply augmentation from an alternate water source, including but not limited to stormwater ponds, and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, shall be coordinated during design with SJCUD staff. In no case shall potable water be used for irrigation for uses other than farm amenities and other agricultural uses. Irrigation from onsite shallow wells may be used for farm amenities and other agricultural uses.

All utility construction projects are subject to current construction standards with the Manual of Water, Wastewater, and Reuse Design Standards and Specifications at the time of review. Utility connection points shall be installed as listed in the Availability Letter, or as otherwise by the SJCUD to minimize impact to the existing infrastructure or the existing level of service. Water, sewer, and/or reuse lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse, and/or sewer pressurized mains unless otherwise

approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of pipelines.

The location(s) of lift stations shall be identified on incremental MDP Map submittals.

As depicted on the MDP Map and in Figure 1 [a and b](#) - Typical Road Section, water, sewer, and reuse mains will be located in the CR 2209 right-of-way.

According to the Availability Letter dated September 10, 2024, the SJCUD is able to serve development. The estimated potable water demand at build-out is 1,191,200 gallons per day. The estimated non-potable water/reuse demand is 999,600 gallons per day. The estimated water generation at build-out is 952,960 gallons per day.

J. Soils

A soils Map is included in **Attachment 8**. Soil type descriptions are provided below and are included in the Oneida Environmental Report included as Attachment 11.

3 - Mayakka-Myakka, Wet, Fine Sand

Drainage: Poorly Drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 –18 inches

Slope: 0-2

Potential for Development: Severe/Medium. Dwellings and local roads and streets require special construction measures to remove excess surface water quickly

4 - Mayakka Fine Sand, frequently ponded

Drainage: Very poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: About 0

Slope: 0- 2

Potential for Development: Severe/ Low. This soil could be used for community development by designing an adequate water control system. Fill material is required for construction.

5 - St. Johns Fine Sand, Depressional

Drainage: Very poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: About 0

Slope: 0 - 2

Potential for Development: Severe/Very Low. With adequate water control, these areas can be developed. Fill material is required for construction.

6 - Tavares Fine Sand

Drainage: Moderately well drained

Parent Material: Eolian or sandy marine deposits

Dept to Water Table: 6 - 18 Inches

Slope: 0 - 5

Potential for Development: Slight/Very high. Limitations are only slight for single family dwellings and local roads and streets.

7 - Immokalee Fine Sand

Drainage: Poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 – 18 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Measures should be taken to lower the seasonal high-water table. Special measures are needed for removing excess surface water and increasing the depth to the seasonal high-water table for dwellings, small commercial buildings, and local roads and streets.

9 - Pomona Fine Sand

Drainage: Poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 6 – 18 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Single family and small commercial buildings require measures for removing excess surface water. Fill material is needed for elevating buildings sites to increase the effective depth to the high-water table.

11 - Smyrna-Smyrna, Wet, Fine Sand

Drainage: Poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 6 - 18 inches

Slope: 0 - 2

Potential for Development: Medium. Local roads and streets and single-family dwellings require adequate water control, which lowers the high-water table to a depth of at least 2.5 feet.

13 - St. Johns Fine Sand, Depressional

Drainage: Poorly drained

Parent Material: Sandy marine deposits

Dept to Water Table: 0 - 6 inches

Slope: 0 - 2

Potential for Development: Severe/Medium. Water control measures, which lower the water table to a depth of 2.5 feet, are needed for constructing houses, small commercial buildings, and local roads and streets.

15 - Pomello Fine Sand

Drainage: Moderately well drained

Parent Material: Sandy marine deposits

Dept to Water Table: 24 - 42 inches

Slope: 0 - 5

Potential for Development: Moderate/Medium. Dwellings and small commercial buildings require some water control to maintain the water table below a depth of 2.5 feet. Local roads and streets require only slight elevation of the roadbed, or shallow side ditches are needed to increase depth to the water table.

18 - Floridana Fine Sand, Frequently Flooded

Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits
Dept to Water Table: About 0 inches
Slope: 0 - 2
Potential for Development: Severe/Very low. Fill is required for development.

19 -Pompano Fine Sand
Drainage: Poorly drained
Parent Material: Sandy marine deposits
Dept to Water Table: 6 - 18 inches
Slope: 0 - 2
Potential for Development: Severe/Medium. Local roads and streets and dwellings require adequate water control, which lowers the high-water table to a depth of at least 2.5 feet, or fill material is required for development.

22 - Manatee Fine Sandy Loam, Frequently Flooded
Drainage: Very poorly drained
Parent Material: Sandy and loamy marine deposits
Dept to Water Table: 0 - 12 inches
Slope: 0 - 2
Potential for Development: Severe/Very low. Excessive wetness and flooding restrict use of this soil for dwellings, small commercial buildings, and local roads and streets.

30 - Wesconnett Fine Sand, Frequently Flooded
Drainage: Very poorly drained
Parent Material: Sandy marine deposits
Dept to Water Table: 6 - 18 Inches
Slope: About 0
Potential for Development: Severe/Very low. With adequate water control, these areas could be developed. Fill is required for development.

36 - Riviera Fine Sand, Frequently Flooded
Drainage: Poorly drained
Parent Material: Sandy and loamy marine deposits
Dept to Water Table: 0 - 12 inches
Slope: 0 – 2
Potential for Development: Severe/Very Low. Excessive flooding and wetness restrict use of this soil for dwellings, small commercial buildings and local roads and streets.

46 - Holopaw Fine Sand
Drainage: Poorly drained
Parent Material: Sandy and loamy marine deposits
Dept to Water Table: 6 - 18 inches
Slope: 0 - 2
Potential for Development: Severe/Medium. Local roads and streets and dwellings require adequate water control, which lowers the high-water table to a depth of at least 2.5 feet. Otherwise, fill material is needed to increase the effective depth to the water table.

47 - Holopaw Fine Sand, Frequently Flooded
Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits
Dept to Water Table: 0 - 10 inches
Slope: 0 - 2
Potential for Development: Severe/Very low due to excessive flooding and wetness.

58 - EauGallie Fine Sand
Drainage: Poorly drained
Parent Material: Sandy and loamy marine deposits
Dept to Water Table: 6 -18 inches
Slope: 0 - 2
Potential for Development: Severe/Medum. Water control measures are needed to lower the water table and quickly remove excess surface water after heavy rains. Fill material may be required.

61 - Riviera Fine Sand, Frequently Flooded
Drainage: Very poorly drained
Parent Material: Sandy and loamy marine deposits
Dept to Water Table: About 0 inches
Slope: 0 - 2
Potential for Development: Severe/Very low. Development is possible if water control measures are adequate and fill material is needed to raise roadbeds for local roads and streets and foundations for houses.

63 - Placid Fine Sand
Drainage: Very poorly drained
Parent Material: Sandy marine deposits
Dept to Water Table: 0 – 6 inches
Slope: 0 - 2
Potential for Development: Medium. Dwelling and local roads and streets require special water control measures to remove excess surface water and lower the high-water table.

65 - Riviera Fine Sand
Drainage: Poorly drained
Parent Material: Sandy and loamy marine deposits
Dept to Water Table: 6 - 18 inches
Slope: 0 - 2
Potential for Development: Severe/Medium. Local roads and streets and dwellings need adequate water control measures to lower the high-water table to a depth of at least 2.5 feet or fill material will need to be used to increase the depth of the water table.

68 - Winder Fine Sand
Drainage: Poorly drained
Parent Material: Sandy and loamy marine deposits
Dept to Water Table: 3 - 18 Inches
Slope: 0 - 2
Potential for Development: Severe/Medium. Local roads and streets and dwellings need adequate water control measures to lower the high-water table to a depth of at least 2.5 feet or fill material will need to be used to increase the depth of the water table.

69 - Bakersville Muck

Drainage: Very poorly drained

Parent Material: Sandy and loamy marine deposits

Dept to Water Table: 0 - 12 Inches

Slope: 0 - 2

Potential for Development: Severe/Low. Fill material is needed to raise construction sites and roadbeds above the high-water table.

K. Upland Forest and Wetlands and Flood Zones

A Vegetation Association Map is included in **Attachment 9**. A minimum of five percent (5%) of the upland natural vegetation will be conserved on site based on a PUD-wide calculation. The upland conservation areas may be provided within the Upland Buffers.

The Property contains 476.23 +/- Acres of land within Flood Zone A as depicted on **Attachment 10**. Development within designated Flood Zones will comply with the Flood Damage Control Regulations provided in LDC Part 3.03.00.

L. Significant Natural Communities and Listed Species

1. Significant Natural Communities Habitat (SNCH)The Environmental Assessment identified an area designated FLUCCS 1123: Live Oak. At the time f an Incremental Master Development Plan is submitted for the portion of the Property containing the FLUCCS 1123: Live Oak habitat, further evaluation will be completed in coordination with the St. Johns County Environmental Department. If this further evaluation determines SNCH is present within the area designated FLUCCS1123: Live Oak, then a minimum of 10% of the area will be shown on the Incremental MDP and preserved in accordance with the LDC. During a site assessment completed by Oneida Environmental on July 11, 2024, one state listed species, gopher tortoise, was documented on the property. To satisfy any future permitting requirement, a formal 100% gopher tortoise burrow survey will be conducted throughout the subject property's potential gopher tortoise habitats and any gopher tortoise burrows proposed to be impacted will be permitted for relocation through FWC. Surveys will be conducted when construction is scheduled to start within 90 days and when local government approval has been obtained. A copy of the Oneida Environmental Assessment is included as **Attachment 11**.

A description of the FLUCCS habitat types are listed below and are provided in the Oneida Environment Assessment.

Uplands

Live Oak (FLCCS 1123) – This vegetative community consisted of sand pine (*Pinus clausai*), sand live oak (*Quercus geminata*), saw palmetto (*Serenoa repens*), rusty staggerbush (*Lyonia ferruginea*), Darrow's blueberry (*Vaccinium darrowii*), American beautyberry (*Callicarpa americana*), tarflower (*Bejaria racemosa*), Spanish bayonet (*Yucca aloifolia*), goldenrod (*Solidago* spp.), and cottony goldenaster (*Chrysopsis gossypina*).

Coniferous Plantations (FLCCS 183332) – This vegetative community consisted of slash pine (*Pinus elliotii*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), rusty staggerbush, chalky bluestem (*Andropogon virginicus*), earleaf greenbrier (*Smilax auriculata*), Carolina redroot (*Lachnanthes caroliana*), muscadine (*Vitis rotundifolia*), red bay (*Persea borbonia* var. *borbonia*), dogfennel (*Eupatorium capillifolium*), bracken fern (*Pteridium aquilinum*), wax myrtle (*Morella cerifera*), groundseltree (*Baccharis halimifolia*), gallberry (*Ilex glabra*), and blackroot (*Pterocaulon pycnostachyum*).

Utilities (FLCCS 1860) – This land cover classification consisted of a powerline easement.

Wetlands

Wet Coniferous Plantations (FLCCS 1833321) – This vegetative community consisted of slash pine, dahoon holly (*Ilex cassine*), red bay, saw palmetto, fetterbush (*Lyonia lucida*), Virginia chain fern (*Woodwardia virginiana*), netted chainfern (*Woodwardia areolata*), and meadow-beauty (*Rhexia* spp.).

Freshwater Non-Forested Wetlands (FLCCS 2100) – This vegetative community consisted of cattails (*Typha* spp.), alligator weed (*Alternanthera philoxeroides*), pickerelweed (*Pontederia cordata*), sedges (*Carex* spp.), and Peruvian primrose-willow (*Ludwigia peruviana*).

Cypress/Tupelo (FLCCS 2210) – This vegetative community consisted of slash pine, pond cypress (*Taxodium ascendens*), red bay, swamp bay (*Persea palustris*), dahoon holly, Virginia chain fern, wax myrtle, and fetterbush.

Mixed Hardwood-Coniferous Swamps (FLCCS 2240) – This vegetative community consisted of slash pine, red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), cabbage palm (*Sabal Palmetto*), water oak (*Quercus nigra*), fetterbush, yaupon holly (*Ilex vomitoria*), Chinese tallow (*Triadica sebifera*), wax myrtle, Carolina willow (*Salix caroliniana*), Virginia chain fern, netted chain fern, cinnamon fern (*Osmunda cinnamomea*), sawbriar (*Smilax bona-nox*), and southern shield fern (*Dryopteris ludoviciana*).

Cypress/Hardwood Swamps (FLCCS 2241) – This vegetative community consisted of bald cypress (*Taxodium distichum*), blackgum (*Nyssa sylvatica*), swamp bay, red bay, dahoon holly, water oak, red maple, buttonbush (*Cephalanthus occidentalis*), wax myrtle, soft rush (*Juncus effusus*), and cinnamon fern.

2. Wildlife Crossings

At-grade wildlife crossings may be provided at various points along the internal road network subject to approval by the applicable jurisdictional agencies. Additional details of the proposed wildlife crossings shall be subject to approval of the SJRWMD and the ACOE and will be specified in the permits to be issued by these agencies authorizing the road crossings and wetland impacts.

M. Historic Resources

The subject property falls within a “High” and “Medium” probability zone for archaeological sites based upon the county’s defined archaeological probability zones. Therefore, a comprehensive Phase I cultural resource assessment survey (CRAS) of the Property has been conducted in accordance with St. Johns County LDC Section 3.01.04 and findings of the cultural resource investigation are included in the final assessment in accordance with the guidelines for Cultural Resource Assessment Surveys (Phase I) in Module 3, Chapter 2 of the *Cultural Resource Management Standards and Operational Manual* of the Florida Division of Historical Resources. The Cultural Resources Assessment Survey

of the RIC Tract, St. Johns County, Florida, dated September 2024 (SWCA CRAS Assessment), is included as **Attachment 12**. The SWCA CRAS will be submitted to the Florida Division of Historical Resources after review by County staff.

SWCA conducted their investigation between September 3, 2024, and September 17, 2024, and included a pedestrian inspection coupled with the excavation of subsurface tests throughout the site. Additionally, a historic resource survey was conducted for the project tract and surrounding areas within the line of sight. The investigation resulted in the identification of two archaeological sites and three historic structures. These newly recorded resources are recommended as ineligible for listing in the National Register of Historic Places.

In accordance with local and state regulations, SWCA made a reasonable and good faith effort to identify historic properties within the proposed project area. Based on the results of the investigation, SWCA recommends a finding of no historic properties affected within the Project.

N. Buffering and Landscaping

1. Perimeter Buffer

In accordance with LDC Section 5.03.03.A.4, a ten (10) foot natural or landscape buffer shall be provided around the perimeter of the PUD. Where perimeter buffers are within common areas, the HOA/POA or CDD shall be responsible for maintenance. The development may construct an earthen berm, wall or decorative fencing up to six (6) feet in height, or project signage within the perimeter buffers, at its option.

2. Adjacent Land Use and Buffering

Buffering and screening between adjacent properties external to the PUD shall be provided in accordance with LDC Section 6.06.04 except where extensive wetlands, or an intervening road may serve to satisfy the requirement for adjacent buffering and screening.

In accordance with the buffering and screening provisions of LDC Section 6.06.04 and where required, an earthen berm, a wooden or vinyl clad fence, or masonry wall may be provided in lieu of an opaque vegetated buffer. The developer may construct a fence up to six (6) feet high on all or some of the perimeter of the property, at its option. This fence may be considered part of the perimeter screening in accordance with the LDC. A minimum thirty-five (35) foot transition buffer consisting of either existing or planted vegetation shall be provided along the northern and eastern perimeter of the site abutting residential development, as shown on the MDP Map.

On-street parking will have no landscape buffer requirements. ~~All parking and vehicular use areas adjacent to external development boundaries of commercial areas shall supply landscape buffers and plantings as specified in the Code.~~

In areas where proposed development abuts SJRWMD mitigation banks, there shall be a sixty (60) foot occupied structure setback, as shown on the MDP Map.

3. Upland Buffers

An upland buffer with an average width of 25 feet, minimum width of 10 feet shall be provided adjacent to contiguous wetlands in accordance with LDC Section 4.01.06. The average upland buffer shall achieve an overall greater upland buffer area than when applying the non-averaged upland buffer. Buffer areas may be adjusted on construction plans provided the averaged upland buffer requirement is not reduced.

There shall be a 25-foot building setback from the averaged 25-foot upland buffer adjacent to contiguous wetlands. In accordance with LDC Section 4.01.06.B.2, accessory uses allowable under Section 2.02.04 shall be permitted within the building setback; stormwater ponds, recreational paths, pools, pool enclosures and buildings without permanent foundations and other similar uses are allowed within the setback. The 25-foot setback requirement from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included within the platted lots. In this instance, residential lots are subject only to the application zoning district minimum setbacks.

As per LDC Section 4.06.01.C.3., in an area where the upland buffer is or will be comprised of fill material on the bank of a stormwater system, with permits by state and federal regulating agencies, the area shall be reestablished as a natural upland buffer by replanting of plants that are native to the ecological community.

4. Landscaping Standards

Trees required for mitigation may be planted within road rights-of-way upon review and approval by the County. For public roads, a right-of-way permit and hold harmless agreement shall be entered into with the County as well as a right of way agreement for a private entity such as a CDD or HOA to maintain the trees within the right of way.

Criteria for street trees along CR 2209 and minor collectors are as follows:

IF YOUR SITUATION MATCHES ONE OF THE FOLLOWING:			CHOOSE THIS SIZE TREE TO FIT:	
A	B	C	Maximum tree size at maturity ¹	Tree Selection
Total planting area (lawn, island or soil strip)	Distance between sidewalk and curbing	Minimum distance from pavement or wall		

50-150 square feet	3 to 4 feet	2 feet	Small (less than 30 feet tall)	Dogwood Redbud Nellie Stevens Holly Crape Myrtle (Multiple Varieties) Japanese Magnolia East Palatka Holly Yaupon Palm
150-300 square feet	4 to 7 feet	4 feet	Medium (less than 50 feet tall)	Magnolia Little Gem Elm – multiple varieties Dahoon Holly East Palatka Holly Savannah Holly Live Oak White Oak
More than 300 square feet	More than 7 feet	More than 6 feet	Large (taller than 50 feet) ²	Elms – multiple varieties Live Oak Live Oak cult (high-rise, etc.) Pinus Elliotti (Slash Pine) Sweetgum Magnolia

1. Information pulled from University of Florida "Choosing suitable trees for urban and suburban sites: site evaluation and species selection" - Planting Area Guidelines.
2. Tree Species selected from University of Florida North Florida Tree Selector Application.
3. All trees will be planted per SJCUD Utility installation standards.

5. Roadway Buffer and Setback

A minimum fifty (50) foot residential lot setback is required along select segments of the CR 214 and CR 2209 rights-of-way. Stormwater ponds, utilities, signage, landscaping, wetlands, and upland buffers are permitted within this setback. Where there is an intervening forested wetland providing adequate buffering between the lots and the roadway, the requirement for a wall or landscaped earthen berm shall not be required. A landscape buffer will be provided in such a manner that meets all other screening requirements of LDC Section 6.06.04 Standard B.

O. Special Districts

This PUD is not located in a Special District as defined by Article III of the LDC.

P. Temporary Uses

Ten (10) percent of the homes within each phase of construction within the PUD may be constructed as model homes with approved construction plans. The model homes may be built during construction of the infrastructure and may be used for sales, administration and construction offices. Parking for the model homes and sales offices will be located within the driveway of the model home or within temporary parking areas that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt. Parking for the model homes will comply with ADA guidelines. Areas designated as Model Home areas may be relocated as construction progresses. Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Sections 7.03.01.B and C. Temporary signage is allowed as per the LDC.

Q. Accessory Uses

Accessory uses and structures will be allowed in accordance with the LDC Section 2.02.04 and this MDP text, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure.

Typical residential accessory uses will be allowed, including but not limited to the following: patios, decks, swimming pools, patios, air conditioning units, walkways and sidewalks. Accessory family units (AFUs) shall be permitted in accordance with LDC Section 2.02.04.B16. AFUs and guest house uses shall not be considered as additional units and such units will not be included in the MDP density calculation.

Accessory uses or structures contained within or attached to the building containing the principal use shall be considered a part of the principal building and not an accessory building and shall meet the same requirements for setbacks as the main use structure, except pools, covered pools, patios, outdoor fireplaces, decks and gazebos, either

attached or detached from the principal use structure, may be constructed up to a minimum of three (3) feet from the rear or side property boundary. However, in no case shall the water's edge of a swimming pool be located closer than five (5) feet from the side and rear property line. Air conditioning and heating units, pool mechanical equipment, utility meters and other mechanical or utility service features may be in any required side or rear yard up to a minimum three (3) foot setback to the property line. No accessory structure, excluding yard ornaments, shall be located within the required front yard.

Guesthouses or employee quarters, either attached or detached, shall meet the required setbacks of the principal use structure.

No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to the following: buildings, footings, decks, screened enclosures, patios, swimming pools and pool decks. No air conditioning or electrical equipment, masonry walls or masonry fences, swimming pools, swimming pool decks, swimming pool enclosures or signs shall be located or constructed within any drainage or underground utility easement. All fencing shall comply with LDC Section 2.02.04.B.12.

All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations and Florida Accessibility Code for Building Construction ("FACBC") requirements.

R. Phasing Schedule and Conversions

The Project will be constructed in two (2), ten (10) year phases. Construction must commence within five (5) years of January 1, 2026. Commencement of construction shall mean County approval of construction plans for construction of phase 1 of CR 2209. Unused development rights within the first phase may be carried over into the second phase, and/or development rights in phase 2 may be accelerated into phase 1 if all required mitigation for phase 2 is satisfied. Notwithstanding the proposed phasing schedule, in no event shall Certificates of Occupancy be issued prior to January 1, 2028, and in no event shall more than 500 Certificates of Occupancy be issued prior to January 1, 2030.

PUD Development Program Phasing Table

Phase 1:	Residential 1,038 SF 170 MF 457 Age Restricted SF	Commercial 0-square-feet
Phase 2:	1039 SF 170 MF 458 Age Restricted SF	250,000-square-feet

~~Conversion of residential use types shall be permitted through notification to County staff and in accordance with **Table 2 – Land Use Conversion Table.**~~

Table 2 – Land Use Conversion Table

Trip Generation Rate Calculations			
Land Use	ITE LUC	Independent Variable	PM Peak Hour Ave Trip Rate
Single-Family Detached Housing	210	DU	0.94
Multifamily Housing (Low-Rise)	220	DU	0.51
Multifamily Housing (Mid-Rise)	221	DU	0.39
Senior Adult Housing - Single-Family	251	DU	0.30
Senior Adult Housing - Multifamily	252	DU	0.25

Average PM peak hour trip rate calculated using the ITE's Trip Generation Manual, 11th Edition

FROM:	TO:		Multifamily Housing (Low-Rise)	Multifamily Housing (Mid-Rise)	Senior Adult Housing - Single-Family	Senior Adult Housing - Multifamily
	Single-Family Detached Housing	DU				
Single-Family Detached Housing	DU	1.0000	1.8431	2.4103	3.1333	3.7600
Multifamily Housing (Low-Rise)		0.5426	1.0000	1.3077	1.7000	2.0400
Multifamily Housing (Mid-Rise)		0.4149	0.7647	1.0000	1.3000	1.5600
Senior Adult Housing - Single-Family		0.3191	0.5882	0.7692	1.0000	1.2000
Senior Adult Housing - Multifamily		0.2660	0.4902	0.6410	0.8333	1.0000

Example: Convert 100 Du's of Single family Residential to Multi-family Low-Rise Units
 100 x 1.8431 = 184
 100 Single Family Dwelling units is equivalent to 184 Multi-family Low-Rise Units

Progress Monitoring Report

The Applicant or its successors or assigns shall submit, to the County Administrator, a PUD Progress Report, at the end of each phase, according to the estimated phases, as provided in the Phasing Schedule of this PUD. The Report shall provide the following:

- The total number of residential lots platted, and
- ~~The total square footage of completed non-residential development with a percentage of each type of land use proposed in the phasing schedule, and~~
- The total amount, in acres and percentage of the phase, of open space, and recreation areas, provided in the phase, and
- The total amount of residential ~~and non-residential~~ development that received a Certificate of Concurrency, pursuant to LDC Article XI and a list of improvements or schedule of improvements in order to meet the Concurrency requirements.

S. Project Impact and Benefits

There is or will be adequate recreation, potable water, sewer, and roads to serve the project. The PUD establishes a master plan to guide development that includes amenities and services such as ~~retail/commercial,~~ neighborhood parks/amenities, agricultural/Agrihood amenities, a potential school site, an interconnected roadway network, and a bike/ped network. Additionally, the Project provides a variety of housing options to serve the growing housing demand within St. Johns County in a manner consistent with the approved RES-B land use category intent.

The Agrihood Community Concept provides a unique opportunity in St. Johns County to incorporate local food production and access that serves to provide open space, recreation, and community connection within the development.

This Project assists in the completion of a long-term transportation planning effort to construct a north/south transportation corridor west of Interstate-95. A minimum 250-foot-wide right-of-way corridor through the Property, along with corresponding and necessary adjacent stormwater sites, will be constructed and dedicated and for donation by the Property owner to St. Johns County for the construction of those portions of CR 2209 that run through the Property, as generally depicted on the MDP Map. CR 2209 is proposed to be a new north/south roadway connecting Race Track Road to the south through St. Johns County. CR 2209 is intended to provide relief to the already congested Interstate 95 as a parallel corridor. In addition to the right-of-way donation, the Project will facilitate construction of over four (4) miles: building two (2) lanes of the future four (4) lane CR 2209 facility from CR208 to the Property boundary and building four lanes of CR2209 through the Property to CR214. ~~d.~~

T. Waivers, Variances, or Deviations

- 1. LDC Section 2.02.05** The PUD will include recreational amenities and facilities to support the residential units. Such amenities and facilities may include, but not be limited to, resident event spaces where outdoor events, festivals, concerts, community markets, open air markets, food truck events and other gatherings may occur. Food and beverages (including alcoholic beverages) may be served or sold at such events. The aforementioned events may occur on the parcels labeled Amenity and Open Space on the MDP.
- 2. LDC Sections 2.02.04.B.5. and 2.02.04.B.8** The Applicant is requesting a waiver from the requirements that all mechanical equipment such as air conditioning units, pool mechanical equipment, utility meters, or other utility service equipment and all swimming pools including screened enclosures be set back a minimum of five (5) feet from property lines, and meet minimum yard requirements. There will be a variety of housing types and sizes, and in order to make efficient use of the land the Applicant would like the ability to provide a minimum of three (3)-foot setbacks for mechanical equipment, swimming pools and screened enclosures in certain sections of the project. Screening from adjacent uses shall be required where the three (3) foot setback is applied.
- 3. LDC Section 4.01.05.C.6** This waiver is requested to allow silvicultural harvesting up to the time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which St. Johns County approvals will be requested within the four (4) year period after land clearing. The site will be required to meet the minimum required tree inches per acre after completion of construction per the Land Development Code. [A Site Plan including a Protected Trees Inventory will be provided in accordance with Section 4.01.05.F, St. Johns County Land Development Code.](#)
- 4. LDC Sections 5.03.03.B.1.b-d and 6.03.01** This waiver is requested to allow the building setbacks and development site criteria for residential development to be as specified in Section G of this Text. The Applicant is requesting waivers from the requirements that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted projections into the side yard setback, that there be a five (5)-foot setback for all accessory structures, that there be a minimum of twenty-five (25) feet from the edge of any sidewalk, and that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of ten (10) feet for residential development. There will be projections into the required five (5) foot side yard and all buildings will be located a minimum of ten (10) feet apart, as measured from outer wall to outer wall. The waiver is justified because it will accommodate the design concept for a wide variety of housing options, as well as the TNDR concept of bringing the community and streetscape into proximal relationship. Alley setbacks set forth herein are minimum setbacks and are subject to demonstration of adequate turning radii and appropriate vehicular access standards during construction plan review. To ensure adequate public safety, the Applicant will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

5. **LDC Section 5.03.02.G.2** The application is requesting a waiver from the requirement to provide a detailed site plan for the buildout program. This PUD includes the first Incremental MDP map with the depiction of CR 2209 at the intersection with CR 208. The project allows for phased development, including a mix of residential types ~~and non-residential uses~~. Incremental MDP Maps will be submitted depicting, in detail, the initial phase of development and a general depiction of the proposed uses for the remaining portion(s) of the project. Subsequent incremental MDP Maps shall be submitted that provide detailed site plans for subsequent phases before construction plan approval of those phases. ~~This PUD includes the first Incremental MDP map with the depiction of CR 2209 at the intersection with CR 208.~~
6. **LDC Section 6.01.04.B.1,3,5,6,7** This waiver allows area, height, and bulk regulations for Zero Lot Line Residential unique to the TNDR Zero Lot line residential. This waiver is justified due to the design and lot layout for the project and to permit Zero Lot Line Residential. Locating the home architecture closer to the forefront of the streetscape creates a better overall aesthetic. It also narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.
7. **LDC Section LDC Part 7.00.00.** This is a waiver from LDC Article VII, Section 7.02.00 that authorizes signage within all areas of the PUD in accordance with the Unified Sign Plan (USP). All areas of the PUD shall be considered as a single premises for the purposes of sign regulations, without regard to ownership of individual parcels. The PUD shall be subject to the USP included as **Exhibit D** of the PUD Ordinance, including the CR 2209 right of way immediately south of CR 208. Signage allowed under the USP shall also be allowable within the CR 2209 right of way adjacent to CR 208 and shall not be considered off-site signage, and may include a project identification or monument sign subject to the provisions of the USP.
8. **LDC Section 6.01.03.E.3 Front Yards on Corner Lots.** This waiver allows a ten (10)-foot setback on the secondary road for corner lots and to allow this yard to be defined as a side yard for regulatory purposes as specified in Section G of this Text. When a garage access is located on the side of the home, the setback shall be 20 feet to the face of the garage. This waiver is justified because locating the home closer to the forefront of the streetscape on the second side creates a better overall aesthetic and will be consistent with the setback dimension along the street façade as the front of adjacent homes will also be set back ten feet. In addition, the 10-foot setback on the second front yard on corner lots narrows the perceived driving corridor which in turn, has a traffic calming effect and reduces vehicular speed within neighborhoods.
9. **LDC Section 6.04.05.K** This waiver is requested to reduce the spacing of the first full median opening on CR2209 from CR214. This full median opening provides access to the residential community in the western village and the mix of commercial and residential in the eastern village. The full median opening cannot be shifted further north due to the wetland preservation areas located on both sides of CR2209.
10. **LDC Sections 6.04.07.D, 6.04.07.H.5, and 6.04.07.H.4** This waiver is requested to allow both multi-use paths and sidewalks to have a meandering path that may be located inside and outside of the right-of-way. Where multi-use paths or sidewalks are located outside of the right-of-way, the developer shall provide access and

maintenance easements in a form suitable to St. Johns County. The waiver is justified because it will allow a more visually pleasing, undulating route for pedestrian experience.

11. LDC Section 6.04.07.H.4 This waiver is requested to require sidewalks a minimum of 4 feet in width within the PUD along local roads, except on cul-de-sacs with four or less lots. This waiver is justified because it makes little sense to provide sidewalks on such facilities where there would be little or no pedestrian usage and minimal vehicular traffic. In some areas, where portions of the cul-de-sac are adjacent to wetlands, Upland Buffers or other undeveloped areas that serve no homes, there would be no residents to plant, edge, irrigate and maintain grass around the terminus. Native plantings are encouraged in these areas that require minimal maintenance by the HOA, CDD or POA and will result in reduced impervious surface area and irrigation requirements.

12. LDC Sections 6.05.02.A, B and D This waiver is requested to allow on-street parking and to allow shared parking areas to provide for all uses with no limitation on distance to use served subject to County review and approval. On-street parking shall only be permitted on local roads and the developer shall provide a maintenance and hold harmless/indemnification agreement in a form suitable to St. Johns County. The waiver is justified by the more efficient use of space, reduction in paved surfaces, and will ultimately allow a more pedestrian-scaled community to be developed.

13. LDC Section 6.06.04.B This waiver is requested to the requirement for buffers and screening between uses interior to the PUD. The waiver is justified by the planned nature of the development allowing such adjacent uses to be compatible. Appropriate land use buffers and screening will be provided where adjacent to uses outside of the PUD except where wetlands or other vegetative open space will serve to provide the necessary separation.

14. LDC Sections 6.02.05.C.6, 6.06.04.B.6 and Section 5.03.03.B.1.e This waiver is requested to the requirement for a wall, or landscaped earthen berm to be erected between CR 2209 and other Arterial and Major Collector Roadways and subdivisions. This waiver only applies where there are intervening forested wetlands providing an adequate buffer between the lots and the roadway. A landscaped buffer will be provided in such areas that meets all other requirements of Screening Standard B. The waiver is justified because it will minimize the need to unnecessarily impact forested wetlands to provide the required buffer material.

17.15. LDC Section 7.02.06.B This waiver is requested to allow Directional and Wayfinding signs for safety purposes and for traffic circulation purposes. Directional signs shall meet the requirements of the Code; Wayfinding signs shall be permitted a maximum ADA of 18 square feet and shall not exceed 6 feet in height. Directional and Wayfinding sign locations will be depicted on construction plans. This waiver is justified by the use of wayfinding signage to provide direction internal to the RIC PUD. Wayfinding signage will not be visible outside of the project, therefore there will be no impact to the public created by this requested waiver.

18.16. LDC 7.06.01.A and B This waiver is requested to allow Project Identification Monument signs at the residential development ~~and non-residential~~ entrances as

identified on the USP Signage Master Plan map by either one (1) double faced sign or two (2) single faced signs. These sign(s) shall be a maximum of thirty (30) feet tall, with an ADA no greater than fifty-five (55) square feet in size per sign face area for residential development ~~and with an ADA no greater than one hundred (100) square feet per sign face area for non-residential development.~~ The ADA will be located no higher than 15 feet above finished grade. This waiver is justified due to the fact that this is on a major controlled access road, CR 2209, and development will be buffered behind linear strands of forested wetlands. The increased height will provide a better project identification entrance feature that will clearly define the subdivision entry. This signage will also be integral to the overall theming of the community.

U. Ownership/Agreement

The applicant, its successors and assigns, hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and standards established by the County regarding said PUD.

V. Future Land Use Designation

The 2,673 +/- acre Project is located within the Residential-B (RES-B) land use category of the 2025 Comprehensive Plan, [Ordinance 2019-07](#).

W. Consistency with the Comprehensive Plan

1. Nature of surrounding land uses and their protection from external impacts

The Project will have a positive external impact on surrounding uses as it facilitates the provision of a critical right-of-way reservation and construction of a four (4) +/- mile portion of CR 2209. CR 2209 will promote easier access to existing commercial nodes and existing residential development.

2. Transition, Scale, Compatibility with Surrounding Uses

Ordinance 2019-007 amended the land use designation of the Property from Rural/Silviculture to RES-B based on a determination of compatibility with the character and land use designation of surrounding uses, including consideration of the residential development potential of the Property. The RES-B designation also had the effect of placing the property in a Development Area and of supporting the long-term transportation planning goal of constructing a portion CR 2209 that runs through the Property.

The area surrounding the site is developed with residential uses that are compatible with the Project. Additionally, the Project is close to a broad mix of commercial and other non-residential uses that are located around the intersection of Interstate 95 and CR 208. Based on the character of surrounding land uses and the proposed uses within the Project, development in the area can co-exist in relative proximity and in a stable fashion over time.

3. Comprehensive Plan Consistency

Objective A.1.2 Control of Urban Sprawl The County shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area.

The Property is located within the designated Development Area and is consistent and compatible with residential development patterns to the north.

Policy A.1.2.1 The County shall only issue development orders or development permits consistent with the provisions of the County's Concurrency Management System, as provided in the Land Development Code.

Development of the Property will comply with the County's Concurrency Management System to ensure that the provision of public facilities and services will be in place to serve development.

Policy A.1.2.6 The extension or expansion of utilities and roads should promote compact, contiguous development patterns.

The Property is located within the designated Development Area, it will abut CR 2209, and it is located close to Interstate 95. Development will be connected to SJCUD utilities. The estimated total water demand is 0.944 MDG and the estimated total sewer demand is 0.806 MGD.

Objective A.1.3 The County shall locate land uses so they are compatible and complimentary.

The Project implements the intent of the land use plan to develop the property consistent with the RES-B future land use designation and to facilitate construction of CR 2209. The PUD text establishes internal and external buffers and development standards that ensure compatibility with and sensitivity to surrounding uses and environmentally sensitive land.

Objective A.1.11 The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.

The Property is located within the Development Area, and, with the dedication and construction of CR 2209, will have direct access to major transportation corridors and connections to the regional transportation system, including Interstate 95.

Proposed density is consistent with the RES-B standard. ~~along with supporting Neighborhood Commercial uses that will place housing in close proximity to daily service and retail uses.~~

Objective A.1.11.1(m) Residential shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to

residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations, and concurrency management regulations. These additional controls may restrict the density of a proposed development to less than the maximum provided for in this provision. Density shall be determined on a site specific basis considering design, compatibility, infrastructure, site characteristics and other similar considerations, which may limit density appropriate to the site.
- Cultural/Institutional;
- Outdoor/Passive;
- Neighborhood Public Service;
- Public or private elementary schools, middle schools, and high schools;
- In Density Zone “A” and “B” designations, Neighborhood Commercial uses, approved pursuant to the Planned Development land development regulations may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.11.2 and A.1.3.11;
- In Density Zone “C” and “D” designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Development land development regulations may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.11.2 and A.1.3.11;
- In Density Zone “D” designation, hotels, motels and club facilities, together with ancillary commercial uses may be appropriate, when not incompatible with surrounding residential uses; and
- Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses.

The RIC Tract PUD is a planned community that will provide a mix of residential, civic, and recreational, ~~and supporting neighborhood commercial~~

~~uses that will be developed with a full variety of building and housing types with up to 3,332 housing units and 250,000 square feet of Neighborhood Commercial uses. In accordance with the RES-B land use designation, Neighborhood Commercial uses are permitted at a size and scale that is compatible with and supportive of the surrounding residential area. The inclusion of Neighborhood Commercial ensures development of an efficient land use pattern that supports balanced growth and economic development and that provides daily retail and commercial services in proximity to residents.~~

The RES-B land use designation entitles agricultural uses, and agricultural support services and facilities when not incompatible with surrounding residential uses. As applicable to this Project, agricultural uses may be integrated into the development as an amenity supporting recreation, the provision of green space, community identity and local food production.

Policy A.1.13.3 Mixed Use Districts and Planned Developments shall provide criteria that supports the use of innovative land use patterns such as New Urbanism, Traditional Neighborhood Development, Sustainable Communities, and Smart Growth. Provisions shall be included for promotion of human scale, pedestrian-friendly streets, a variety of housing opportunities, interconnectivity of neighborhoods, underground utilities, passive and active recreation, town centers that include civic spaces, and greenways for recreation and the protection of environmental resources.

~~The PUD Text incorporates innovative land use patterns that apply conventional and traditional development opportunities to promote human scale development. A variety of residential development styles are supported by conveniently located Neighborhood Commercial, an efficient transportation network, a K-8 school site, and a variety of recreational opportunities, including community gardens and agricultural uses. The intent is to develop an Agrihood Community, an innovative development that provides local food production, community engagement, recreation, and community identity.~~

Policy A.1.14.1 The County shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map.

~~A school site may be provided within the site at a location based on mutual agreement between the Owner and the St. Johns County School Board.~~

~~Policy A.1.21.2 St. Johns County recognizes existing large and small businesses and industries are vital to the economy. Retention and expansion of existing businesses and industries is an important component for the overall diversification of the economic base. Retention and expansion of existing businesses and industries shall be an integral part of the County's economic development program.~~

~~The Project includes Commercial Parcels that permit up to 250,000 square feet of non-residential uses. These parcels provide opportunities for economic and~~

~~business development to serve the growing population and support the local economy.~~

LIST OF EHBITS AND ATTACHMENTS

EXHIBIT A – LEGAL DESCRIPTION
EXHIBIT B – MASTER DEVELOPMENT PLAN TEXT
EXHIBIT C – MASTER DEVELOPMENT PLAN MAP
EXHIBIT D – UNIFIED SIGNAGE PLAN (USP)

ATTACHMENT 1 – VICINITY MAP
ATTACHMENT 2 – AERIAL MAP
ATTACHMENT 3 – CR 2209 – ST. AUGUSTINE AREA
ATTACHMENT 4 – CR 229 – ST. JOHNS COUNTY
ATTACHMENT 5 – FUTURE LAND USE MAP
ATTACHMENT 6 – ZONING MAP
ATTACHMENT 7 – WETLAND MAP
ATTACHMENT 8 – SOILS MAP
ATTACHMENT 9 – VEGETATION ASSOCIATION MAP
ATTACHMENT 10 – FLOOD ZONES MAP
ATTACHMENT 11 – ONEIDA ENVIRONMENTAL ASSESSMENT
ATTACHMENT 12 – SWCA CRAS ASSESSMENT
ATTACHMENT 13 – FIRE STATION PROXIMITY MAP

DEVELOPMENT SUMMARY

1. DEVELOPMENT PHASING PROGRAM

RESIDENTIAL	
PHASE 1	1038 SINGLE FAMILY 170 TOWNHOME 457 AGE RESTRICTED SF
PHASE 2	1039 SINGLE FAMILY 170 TOWNHOME 458 AGE RESTRICTED SF
TOTAL	3332 DWELLING UNITS

*REFER TO SECTION R, PUD TEXT. IN NO EVENT SHALL CERTIFICATES OF OCCUPANCY BE ISSUED PRIOR TO JANUARY 1, 2028, AND IN NO EVENT SHALL MORE THAN 500 CERTIFICATES OF OCCUPANCY BE ISSUED PRIOR TO JANUARY 1, 2030.

2. PROJECT AREA SUMMARY (DATA IS APPROXIMATE):

TOTAL PROJECT AREA (APPROXIMATE) =	2673.00± Ac.
UPLANDS =	1666.00± Ac.
WETLANDS =	1007.00± Ac.

CR2209 WETLAND IMPACTS (MIN. APPROXIMATE) =	24.80± Ac.
OTHER WETLAND IMPACTS (MIN. APPROXIMATE) =	98.40± Ac.
TOTAL WETLAND IMPACTS (MIN. APPROXIMATE) =	123.20± Ac.

WETLANDS CONSERVATION (MIN. APPROXIMATE) =	885.70± Ac.
MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) REQUIRED=	668.25± Ac.
MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) PROVIDED=	1037.77± Ac.

UPLAND BUFFER ADJACENT TO WETLANDS=	94.05± Ac.
UPLAND PRESERVATION AREAS (5% OF UPLAND NATURAL VEGETATION, NOT INCLUDING SNCH)=	83.30± Ac.

SIGNIFICANT NATURAL HABITAT ACRES (10% OF SNCH) =	TO BE DETERMINED UPON SITE VISIT
COMMUNITY/NEIGHBORHOOD PARKS (5 AC/1000 POPULATION)	3332 UNITS X 2.75PPH=9163

3. BUFFER/BUILDING SETBACK

AVERAGE UPLAND BUFFER WIDTH	25'
MINIMUM UPLAND BUFFER WIDTH	15'
BUILDING SETBACK	25'

4. OPEN SPACE REQUIRED (25%)=	668.25± Ac.
OPEN SPACE PROVIDED=	1037.77± Ac.

5. PROJECT IDENTIFICATION SIGNAGE & MONUMENTATION SHALL COMPLY WITH THE PUD.

6. ADDITIONAL PARK LOCATIONS WILL BE SHOWN ON INCREMENTAL MDP'S

LEGAL DESCRIPTION

All of Section 13, Township 7 South, Range 28 East, except that part in Official Records Book 193 Page 283 of the Public Records of St. Johns County, Florida;

East ½ of Section 23, Township 7 South, Range 28 East;

All of Section 24, Township 7 South, Range 28 East;

All of Section 25, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

East ½ of Section 26 and South ½ of Southwest ¼ of Section 26, Township 7 South, Range 28 East;

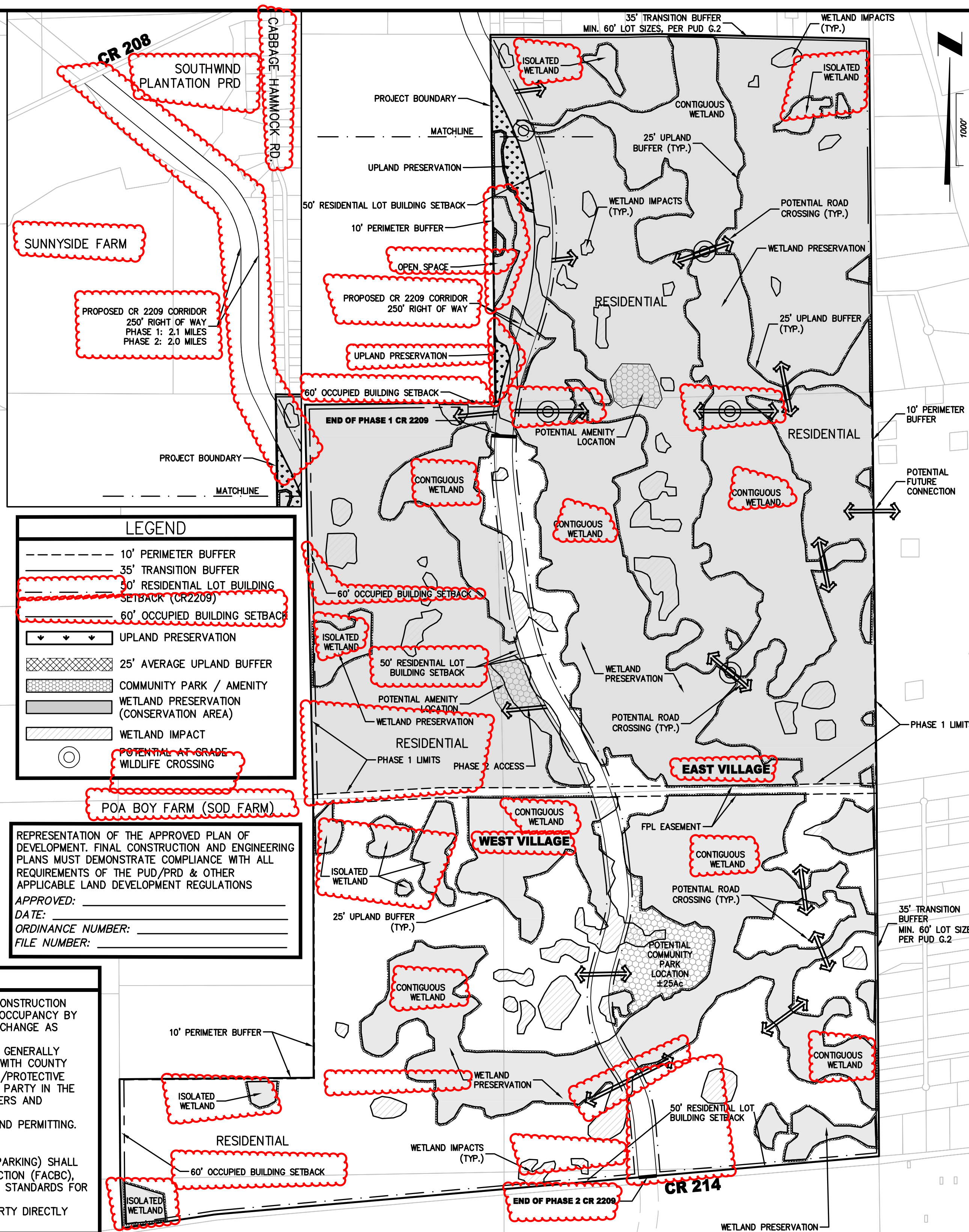
All of Section 35, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

All of Section 36, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County

Approved Future Land Use Map Amendments – St. Johns County Ordinance 2019–007.

GENERAL NOTES

- TEMPORARY CONSTRUCTION & SALES TRAILERS WILL BE PLACED ON SITE IN CURRENT CONSTRUCTION PHASE. TRAILERS WILL BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY. THE LOCATION OF TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND GENERALLY UNDISTURBED. DISTURBED UPLAND BUFFERS SHALL BE RE-VEGETATED IN ACCORDANCE WITH COUNTY STANDARDS. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING, AND CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFERS. UPLAND BUFFERS AND SETBACKS SHALL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 4.01.06.B.
- WETLANDS SHOWN ARE SUBJECT TO CHANGE BASED UPON FINAL JURISDICTIONAL WETLAND PERMITTING.
- ON-SITE AIR BURNING LOCATION TO BE DETERMINED IN FIELD.
- STOCKPILE LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
- ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE.
- ADDITIONAL SITE ACCESS WILL BE PROVIDED ALONG THE SOUTHERN END OF THE PROPERTY DIRECTLY ADJACENT FROM CR214, SUBJECT TO COUNTY REVIEW AND APPROVAL.



LEGEND

- 10' PERIMETER BUFFER
- 35' TRANSITION BUFFER
- 30' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
- 60' OCCUPIED BUILDING SETBACK
- UPLAND PRESERVATION
- 25' AVERAGE UPLAND BUFFER
- COMMUNITY PARK / AMENITY
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- POTENTIAL AT-GRADE WILDLIFE CROSSING

REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD & OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS

APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 13-116-05	DRAWN BY: MC	DESIGNED BY: RJC	CHECKED BY: KR	DATE: 7/22/24
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England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 REG - 2584 LC - 0000316

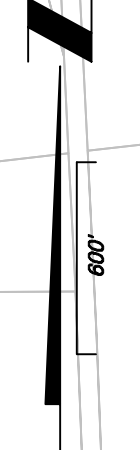
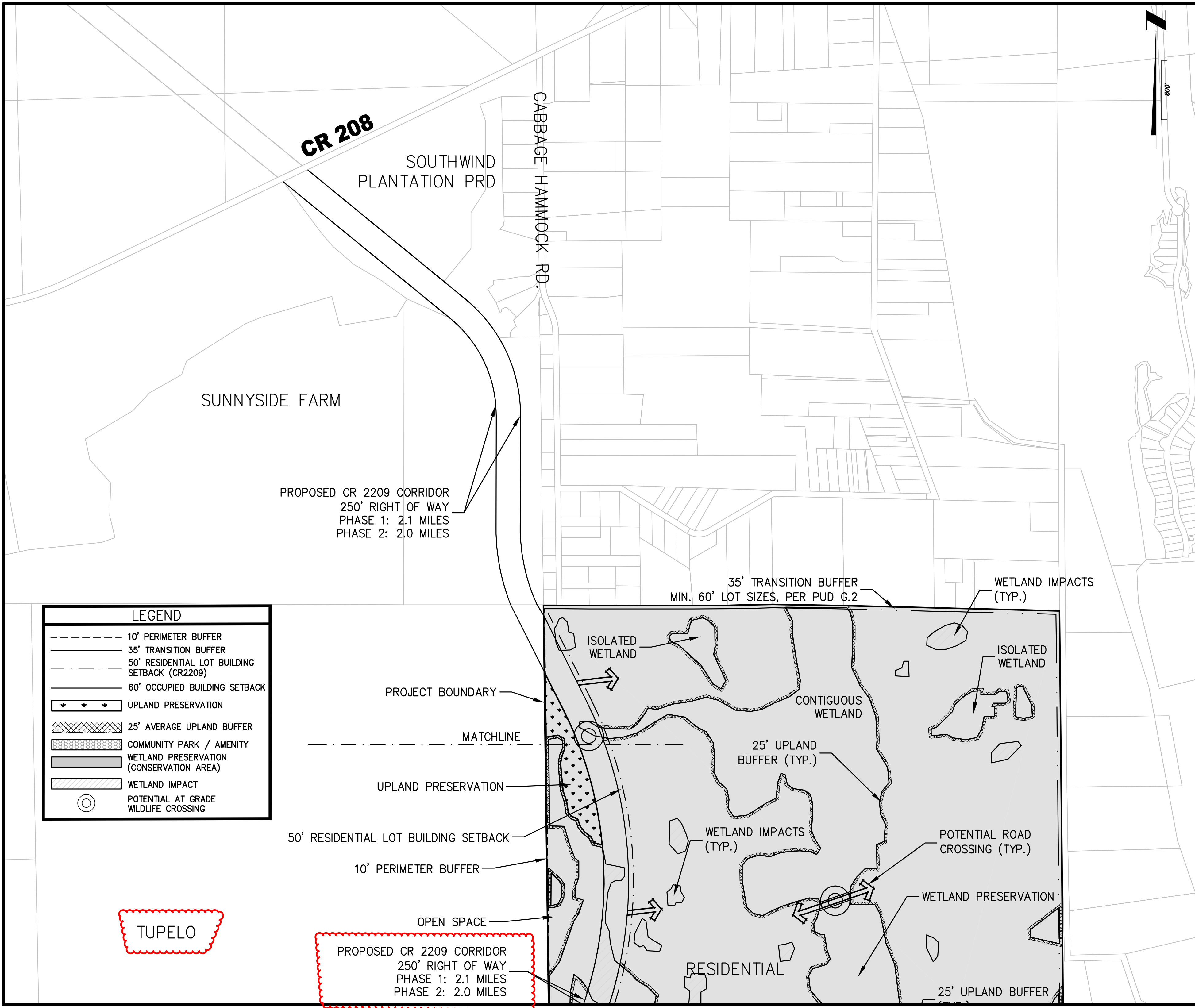
ETM
 VISION - EXPERIENCE - RESULTS

MASTER DEVELOPMENT PLAN

ROBINSON TRACT

ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
1 OF 4

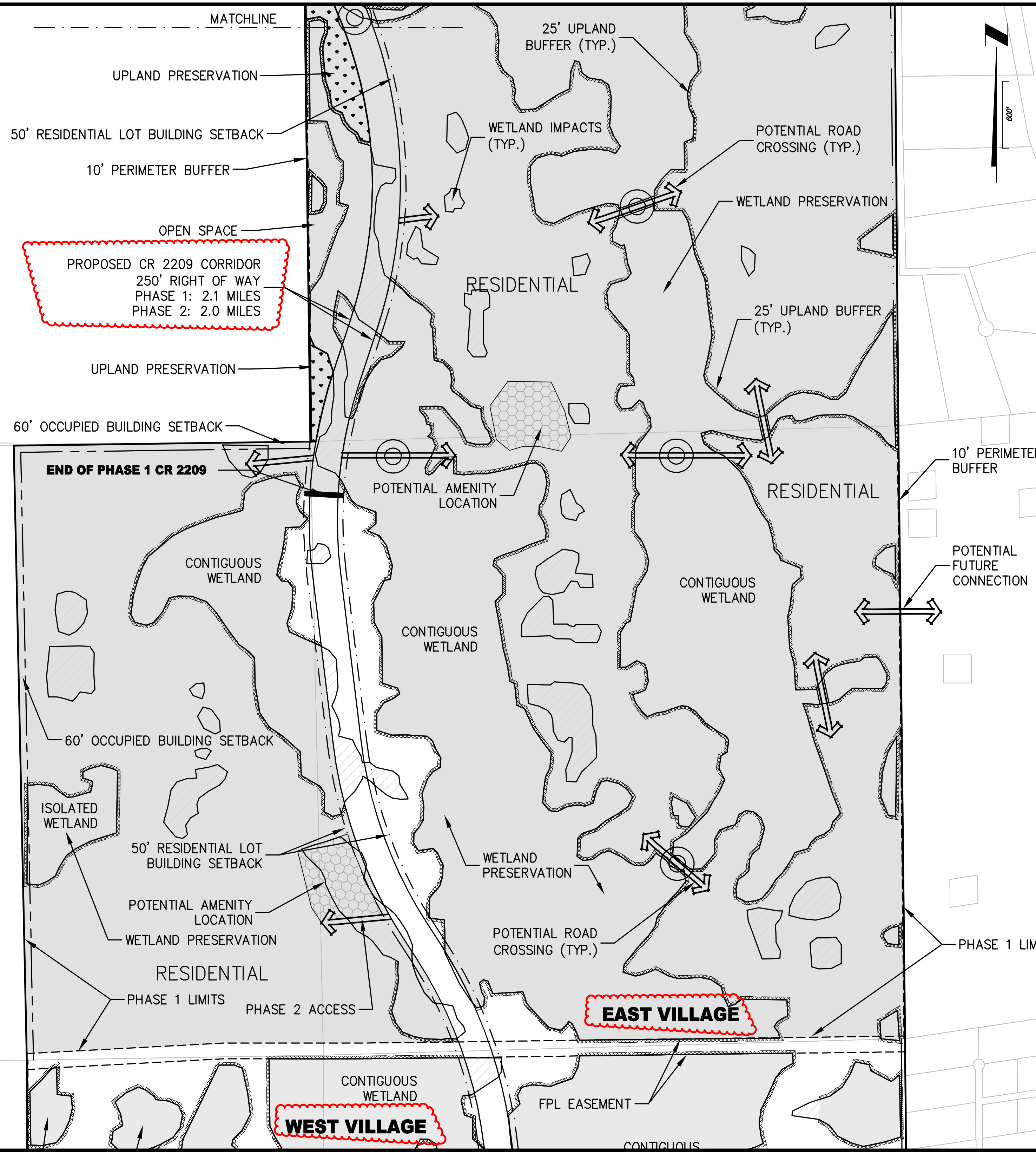


LEGEND	
	10' PERIMETER BUFFER
	35' TRANSITION BUFFER
	50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
	60' OCCUPIED BUILDING SETBACK
	UPLAND PRESERVATION
	25' AVERAGE UPLAND BUFFER
	COMMUNITY PARK / AMENITY
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	POTENTIAL AT GRADE WILDLIFE CROSSING

TUPELO

PROPOSED CR 2209 CORRIDOR
250' RIGHT OF WAY
PHASE 1: 2.1 MILES
PHASE 2: 2.0 MILES

<p>PLANS PREPARED UNDER THE DIRECTION OF:</p>	
<p>REVISIONS:</p>	
ETM NO. 13-116-05	
DRAWN BY: MC	
DESIGNED BY: RJC	
CHECKED BY: KR	
DATE: 7/22/24	
<p>England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316</p>	
<p>ETM VISION - EXPERIENCE - RESULTS</p>	
<p>MASTER DEVELOPMENT PLAN</p>	
<p>ROBINSON TRACT</p>	
<p>ST. JOHNS COUNTY FLORIDA</p>	
<p>DRAWING NUMBER</p>	
<p>2 OF 4</p>	



TUPELO

PROPOSED CR 2209 CORRIDOR
250' RIGHT OF WAY
PHASE 1: 2.1 MILES
PHASE 2: 2.0 MILES

LEGEND	
	10' PERIMETER BUFFER
	35' TRANSITION BUFFER
	50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
	60' OCCUPIED BUILDING SETBACK
	UPLAND PRESERVATION
	25' AVERAGE UPLAND BUFFER
	COMMUNITY PARK / AMENITY
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	POTENTIAL AT GRADE WILDLIFE CROSSING

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

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ETM
VISION - EXPERIENCE - RESULTS

MASTER DEVELOPMENT PLAN

ROBINSON TRACT

ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
3 OF 4

PLOTTED: October 18, 2024 - 4:47 PM, BY: Ryan Canaday

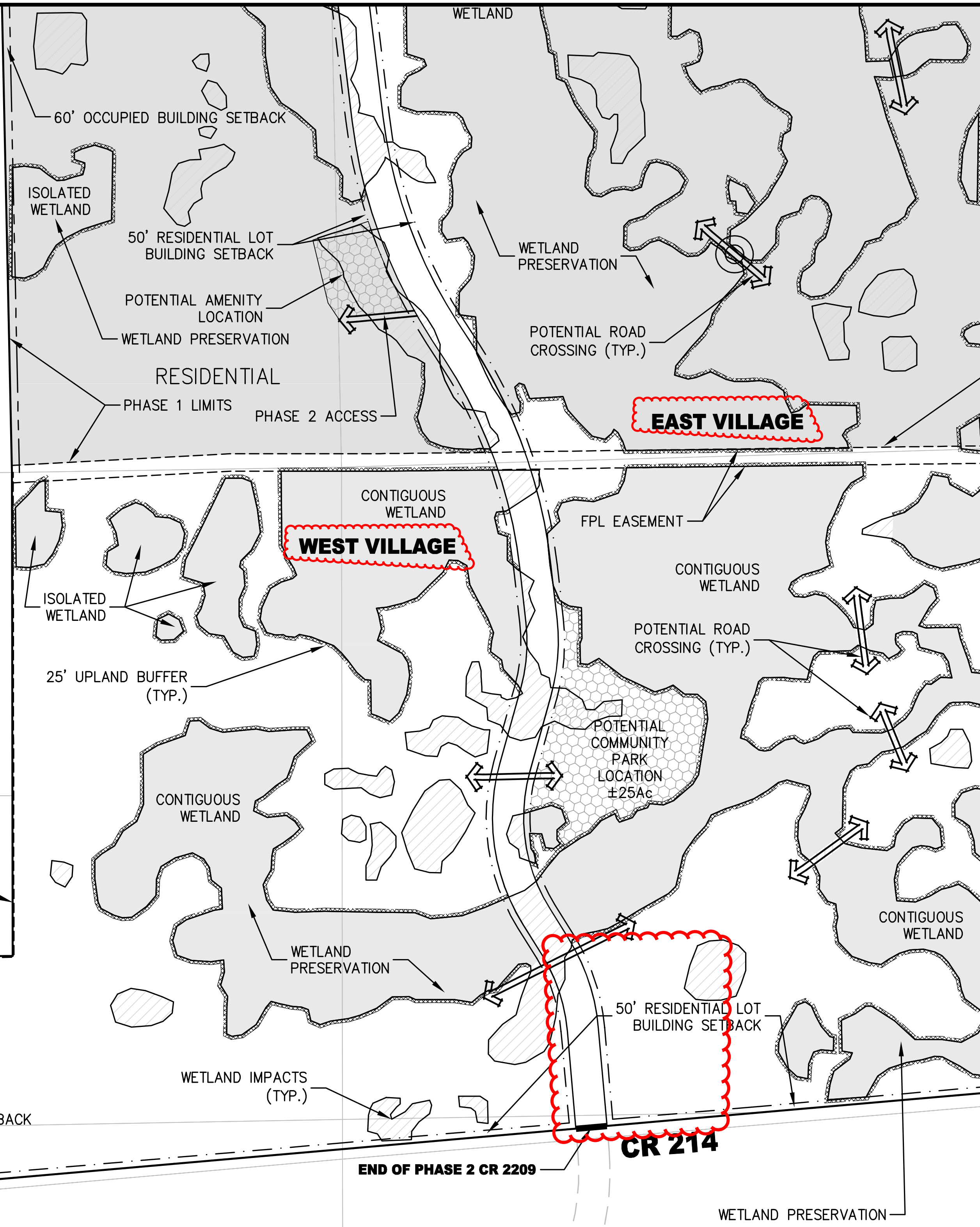
POA BOY FARM (SOD FARM)

WEST VILLAGE

EAST VILLAGE

LEGEND	
	10' PERIMETER BUFFER
	35' TRANSITION BUFFER
	50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
	60' OCCUPIED BUILDING SETBACK
	UPLAND PRESERVATION
	25' AVERAGE UPLAND BUFFER
	COMMUNITY PARK / AMENITY
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	POTENTIAL AT GRADE WILDLIFE CROSSING

POA BOY FARM (SOD FARM)



PHASE 1 LIMIT

EAST VILLAGE

WEST VILLAGE

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:	
ETM NO. 13-116-05	
DRAWN BY: MC	
DESIGNED BY: RJC	
CHECKED BY: KR	
DATE: 7/22/24	

England-Thims & Miller, Inc.	
14775 Old St. Augustine Road	
Jacksonville, FL 32258	
TEL: (904) 642-8990	
FAX: (904) 646-9485	
REG - 2584	LC - 0000316

ETM
VISION - EXPERIENCE - RESULTS

MASTER DEVELOPMENT PLAN

ROBINSON TRACT

ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
4 OF 4

ATTACHMENT 5
Correspondence

Thomas Mark Turner
4024 Vermont Blvd, Elkton, Florida 32033
Cell: 904-930-3607, Email: colturner769@outlook.com

October 7, 2024

St. Johns County Government
ATTN: Board of County Commissioners (BOCC)
500 San Sebastian View, St. Augustine, Florida 32084
Phone: 904-209-0300, Email: plandept@sjcfl.us, boccoffice@sjcfl.us

Dear St. Johns County Board of County Commissioners (BOCC),

RE: The Vermont Heights Community's Opposition to Application Number PUD-2024000009

I am writing regarding the Neighborhood Bill of Rights Notification, dated August 30, 2024, in reference to **Development Agreement 2024-02** and **Application Number PUD-2024000009**, which requests to rezone approximately 2,673 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,332 residential dwelling units and 250,000 square feet of retail/commercial uses, better known as the "Agrihood PUD."

First, it should be noted that the Land Development Code (LDC), Sec. 5.05.02, F., directs the Board of County Commissioners to conduct two public hearings on each Development Agreement application. As stated, it should be indicated when the first hearing was scheduled and open to the public, or if the meeting scheduled for October 15, 2024, is the first hearing.

The residents of the Vermont Heights community have expressed concerns over the years regarding secondary access, traffic safety, congestion, and the commercialization of our residential thoroughfare. **We vehemently oppose Application Number PUD-2024000009, as it seeks to create additional traffic from CR 214 down Alan Nease Road onto Vermont Boulevard for traffic intending to access I-95.** This is a well-known concern that County Road and Bridge has been unable to resolve. As we have said in the past, no resident should have vehicles such as fuel trucks and tractor trailers routinely traveling so close to homes on a residential street. Additionally, many tractor trailers cannot exit SR 207 onto Vermont Blvd. without taking up both lanes of traffic. If you are trying to exit Vermont Blvd. onto SR 207, there is a major blind spot when this occurs, which has caused most accidents at that intersection. By adding any proposed traffic increase on Alan Nease Road to Vermont Blvd., you risk upsetting the quality of life for residents and endangering lives by not addressing the traffic intersection needs. In that regard, we have requested that Vermont Blvd. be bypassed and that Alan Nease Road be extended to SR 207.

The addition of CR 2209, which was first initiated by the approval of an FDOT Rule Variance to alleviate local traffic on I-95, would still not completely eliminate such additional traffic. However, as a standalone project (not associated with any industrial or housing developments, etc.), many rural residents would agree with the Florida Department of Transportation (FDOT) regarding their input on the extension of CR 2209 and general support for parallel corridors to I-95.

Regarding the application by the Robinson Improvement Company, this is not the first time we have heard from them. Under **COMPAMD 2017-01 Robinson** (attached), the property was reviewed by the Planning and Zoning Agency, which “recommended transmittal of the comprehensive plan amendment, with a 5-0 vote, at its January 18, 2018, meeting,” with the following comments:

“The agency discussed the need for CR 2209, the benefits of acquiring right-of-way for the roadway, and the potential for growth in this part of the county. The agency expressed that there is a need for CR 2209 and that acquiring the right-of-way is an important step in the future construction of the road.”

Additionally, at that time, Mrs. Bishop provided the following comment:

“She said the Transportation Department prepared a Traffic Study showing that there would be deficient roadways, and the School Board stated that there was no middle or high school capacity within the concurrency area.”

The motion by then Commissioner Morris, seconded by Commissioner Dean, carried 3/2, with Commissioners Smith and Waldron dissenting, to approve the transmittal of **COMPAMD 2017-01 Robinson**, subject to four Findings of Fact. However, as of the date of this letter, the mentioned property is still zoned Open Rural (OR).

The Transportation component of the 2018 request noted the following regarding the addition of CR 2209 **but did not indicate how peak traffic access to SR 207 would affect the need for alternate routes such as provided by Alan Nease Road. Additionally, though the traffic study included a 4-mile radius, Holmes Blvd. and SR 207 are beyond that radius, will be impacted, and should be included in any list of impacted roads. Our Comprehensive Plan A.1.3.11 states, “No rezoning shall be denied if a project adversely impacts traffic flow.”**

“Based upon the assumptions and estimates in the traffic study, segments of roadways are adversely impacted; however, the construction of CR 2209 **alleviates some impact.**”

“The CR 2209 build scenario forecasts two road link failures along SR 16 (Links 91.2 from IGP to CR 2209 and Link 93.1 from I-95 to Inman Road). The identified

road links are currently classified as deficient and run east to west, offering minimal relief with and without the installation of CR 2209. Noticeable redistribution of traffic is apparent in the extension of CR 2209, with 85% of new development directly accessing the corridor, thereby totally removing all development traffic generated by the Robinson project from I-95 (Link 130 from SR 207 to SR 16 and Link 131 from SR 16 to IGP) at the northern end of the county. Without the build of CR 2209, development impacts will split between CR 208 (Link 32 from CR 13A to SR 16) with northbound traffic and CR 214 (Links 45 from CR 13A to Allen Nease Road and Link 46 from Allen Nease Road to Holmes Blvd.) with southbound traffic in order to access I-95, resulting in four projected road link failures on SR 16 (Links 91.2 and 93.1), CR 214 (Link 46), and I-95 (Link 130)."

What is particularly concerning is the inclusion of wording such as "the potential for growth in this part of the county" when residents have made it known that expanded growth is not a priority for the county when infrastructure and schools are lacking. **Additionally, it is concerning that known impacted intersections would not be required to be analyzed or improved pursuant to the requirements of the Land Development Code (LDC), Section 6.04.05, A.3., which only requires that the analysis include the "nearest non-site access intersections in all directions."** This means that you would not receive the necessary traffic intensity or traffic pattern information between the proposed development and access to I-95, given that the traffic study only included a 4-mile radius, with Holmes Blvd. and SR 207 being beyond that radius and especially impacted. You can see from the attached map that access to I-95 remains a major concern. We believe this would negatively impact local residents and neighborhoods.

If the County intends to develop CR 214 in the future, it must come with the assurance that any development will not impact Vermont Heights due to CR 214's lack of access to I-95. I am requesting that this development agreement be further reviewed and rezoning request be denied. The other residents of Vermont Heights and I will not support any development that seeks to exacerbate the residential and commercial traffic problems on our road and through our community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Thomas Mark Turner', with a long horizontal line extending to the right.

Thomas Mark Turner
Colonel, U.S. Army

Thomas Mark Turner
4024 Vermont Blvd, Elkton, Florida 32033
Cell: 904-930-3607, Email: colturner769@outlook.com

September 9, 2024

St. Johns County Government
ATTN: Growth Management Department, Planning and Zoning
4040 Lewis Speedway, St. Augustine, Florida 32084
Phone: 904-209-0675, Email: plandept@sjcfl.us

Dear St. Johns County Planning and Zoning Agency,

I am writing regarding the Neighborhood Bill of Rights Notification, dtd 8/30/2024, in reference to Application Number PUD-2024000009 for a “request to rezone approximately 2,673 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,332 residential dwelling units and 250,000 square feet of retail/commercial uses”.

The Vermont Heights community residents have expressed a number of concerns over the years regarding secondary access, traffic safety and congestion, and commercialization of our residential throughway. We again vehemently oppose this application as it seeks to create additional traffic from CR214 down Alan Nease Road onto Vermont Boulevard for traffic intending to access I-95. This is a well-known concern that County Road and Bridge has been unable to resolve.

For transparency, residents of Vermont Heights have recently been meeting with Polte Homes and discussing options with the adjacent landowner, Mr. Jay Strates. There is a potential long-term solution that would bypass Vermont Heights and add alternate access from Alan Nease Road to SR207. This comes with a re-look at the viability of the Winding Oaks PUD request and continued discussions with Florida DOTD.

If the County intends on developing CR214 into the future, it must come with an assurance that any development would not impact or bypass Vermont Heights due to CR 214’s lack of access to I-95. I am asking that this rezoning request be denied. I and the other residents of Vermont Heights will not support any development that seeks to add to the residential and commercial traffic problem on our road and through our community.

Sincerely,

A handwritten signature in black ink, appearing to be 'T. Turner', with a long horizontal flourish extending to the right.

Thomas Mark Turner
Colonel, U.S. Army

From: [Adam Howington](#)
To: [Jennifer Gutt](#); [Keisha Fink](#)
Subject: FW: PUD2024000009 Concerns
Date: Monday, September 30, 2024 10:14:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

From: Haylee Sapp <hsapp@sjcfl.us>
Sent: Monday, September 30, 2024 10:12 AM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: FW: PUD2024000009 Concerns

Opposition PUD 24-09



Haylee Sapp

Application Review Technician

St. Johns County Growth Mgmt | Development Review Division

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0585 | www.sjcfl.us

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PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the St. Johns County Board of County Commissioners and employees regarding public business are public records available to the public and media through a request. Your e-mail communications may be subject to public disclosure.

From: Jessie Howell <j.howell2g@gmail.com>
Sent: Monday, September 30, 2024 10:10 AM
To: GM Development <GMDevelopment@sjcfl.us>; Commissioner Henry Dean <bcc5hdean@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>;

Commissioner Roy Alaimo <bcc3ralaimo@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>

Subject: PUD2024000009 Concerns

Good Morning,

I'm writing this morning to inquire about the most effective way to voice my concerns/ opposition to the potential Robinson Improvement Company Development. I believe this potential development would have an incredible negative impact on our county. The simplest reasoning is that the infrastructure is not in place to support the significant number of households possible. With nearly 2,650 acres and 3,332 lots the impact on local traffic would be immense. Even with improvements being made to the 16/95 intersection it is far past its capacity, particularly with the addition of the apartments and other new developments off of SR16. I have worked off of Agricultural Center drive for 12 years now and I hear sirens all day long now when previously they were sparse (and it isn't just from Station four). With the average U.S. household owning two cars we would be looking at approximately 6,600 more cars on the road in an already disastrous area. The emissions from 6,600 cars is roughly the equivalent of 30,500,000lbs of coal burned annually in just our local area (source DOE emissions equivalencies calculator). Furthermore with Trestle Bay adjacent run-off/ flooding will significantly affect existing Neighborhoods off of 214 and 208 (Waterplant Road, Ryan Road, Toco Terrace, Cabbage Hammock, Pellicer, and Monument Bay).

As a resident of St. Johns county for 34 years I just wanted to voice my opposition and ask that you at least take these items into consideration as if the increase in accidents and wildlife meeting their demise on our local roads isn't enough cause for concern. We've reached the point of diminishing returns with the addition of development in Saint Johns County For average residents the addition of more residents isn't helping. Our schools are full, our roads are full (and in a state of constant repair), and our recreational infrastructure (boat ramps and parks) have not been able to keep up with the exponential growth although some improvements have been made. As lifelong residents New development rewards us only with longer commutes, higher costs, more flooding, and contaminated air and water.

If you made it this far thank you for your time and consideration
Jessie Howell

To HOLMES BLVD/16

Holy Trinity Greek Orthodox Church

1. How will these proposed new residents access I-95?
2. The Commissioners are already aware of the traffic issues on Vermont Blvd. in Vermont Heights.
3. We experience garbage trucks, heavy fuel and oil trucks, tractor trailers, speeding vehicles, and a surplus during rerouted traffic.

THE SITE

The Freehold Communities site in St. Johns County is on 2,673 acres owned Robinson Improvement Co. north of County Road 214.

Monument Bay Road
Cabbage Hammock Road
County Road 214

St. Johns County Solid Waste

To 207/I-95

Vermont Heights Neighborhood

Vermont Heights

Coquina Crossing

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Keisha Fink](#)
Subject: FW: Freehold Agrihood Robinson
Date: Friday, October 25, 2024 7:34:00 AM
Attachments: [image.png](#)

PUD 2024-09

From: The Laverys <flavery@hotmail.com>
Sent: Thursday, October 24, 2024 5:40 PM
To: Christian Whitehurst <bcc1c-Whitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Henry Dean <bcc5hdean@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Roy Alaimo <bcc3ralaimo@sjcfl.us>; FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: Freehold Agrihood

Dear County Commissioners,

Please do not let Freehold develop any more properties in St Johns County until they come back and fix the many things they did wrong in Shearwater. They did a great job with some things but messed up many others. Such as...
A beautiful amenity center that is not big enough for all of the homes that are currently built and there are still many homes to be built. We need another pool in the southern section.

Not enough parking at the amenity center. 100 spots for almost 3000 homes.

Landscaping that has deteriorated to huge areas of weeds. Freehold controls the CDD which is responsible for landscaping. Have them re-sod and replant to replace the dead and dying trees and plants.

Roads that have also deteriorated with many potholes. As controllers of the CDD they have not limited construction vehicles to the south entrance where all of the new construction is taking place. They need to fix the roads and make construction vehicles use the south entrance.

The landscaping of the rental homes properties they manage as a "360 neighborhood" are in terrible shape. Many renters are not satisfied with Freehold as a landlord.

There has been vandalism that the CDD has not made the known culprits pay for. Instead the community has had to pick up the cost. Make Freehold pay.

They only made one lane by schools so traffic backs up to the point that people can't get out of the community. That happened by Timberlin Creek Elementary and now it is happening by Trout Creek Academy. They didn't learn from their previous mistake. Make them take responsibility.

As you can see from these examples, Freehold is not a responsible developer or a good neighbor. Based on their record please do not let Freehold develop any more properties in St. Johns County until they right the wrongs they have done to the citizens of St Johns County in the Shearwater development. I invite you to come to to Shearwater so you can see for yourself what needs to be done.

Below is a small sample of photos of their neglect.



Thank you,

Sincerely,
Randy Lavery
151 Boylston Ct.
Shearwater
St. Augustine , FL 32092

Sent from my iPad

Attachment 6
Updated Transportation
Analysis Submitted After
Completed Staff Report

PUD 2024-09 Robinson Improvement Company (10/7/2024) – UPDATED
10/25/2024

The following assessment is a non-binding traffic impact analysis for the proposed Robinson Improvement Company PUD to assess for potential impact based solely upon the applicant's intent to develop 3,332 residential dwelling units on 2,673 acres located south of CR 208 and north of CR 214.

Access to the proposed development is planned as construction of CR 2209 from CR 208 to CR 214 in two phases. Phase 1 will include access to CR 208 initially and then to CR 214 in Phase 2. A companion Development Agreement (DEVAGREE 2024-02) has been submitted that proposes to construct CR 2209 2 lanes from CR 208 to the PUD boundary, then 4-lanes through the development to CR 214 to satisfy the required transportation proportionate share for the proposed development at an estimated cost of \$61,543,187.

TRAFFIC IMPACT ANALYSIS

The following assessment is a traffic impact analysis for the proposed **Robinson Improvement Company (PUD 2024-09)** pursuant to the formal Application for Concurrency Determination (CONMAJ 2024-05) currently in review for the development of 3,332 residential units, consisting of 2,077 single family detached, 340 multi-family low-rise units, and 915 age-restricted single-family units.

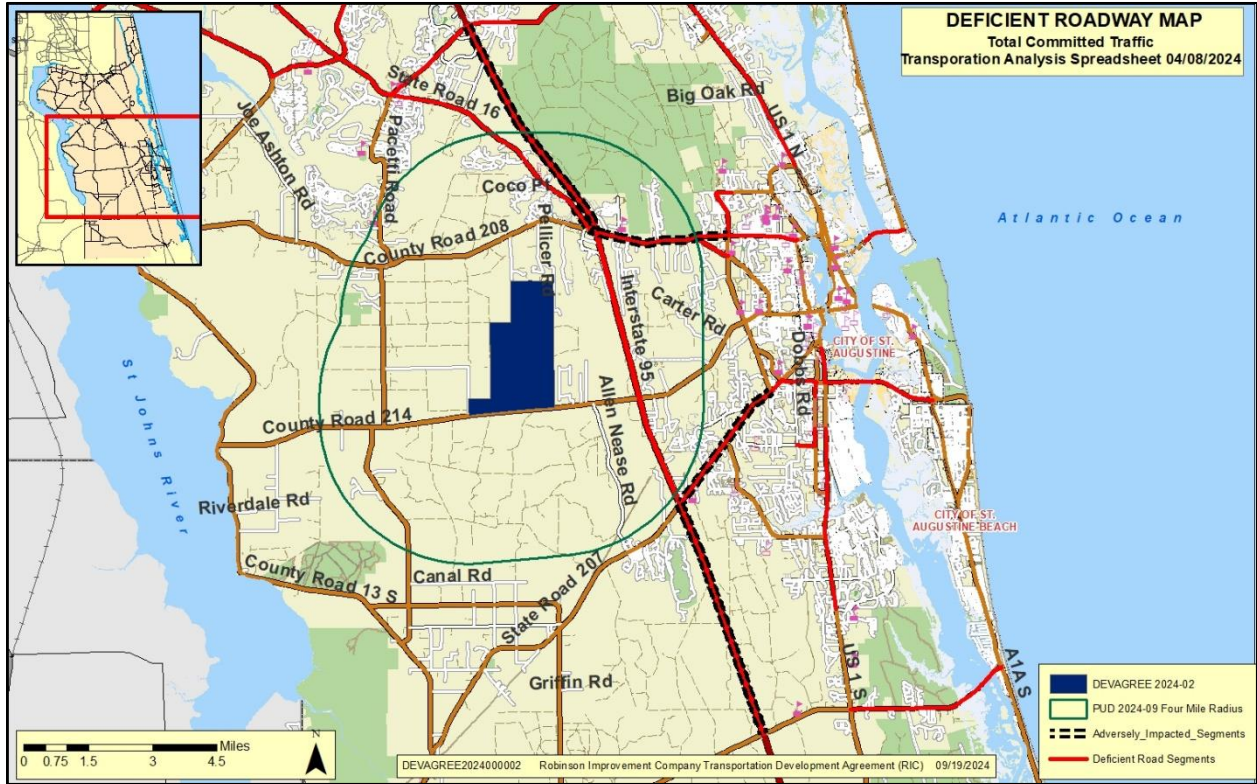
The proposed residential development is estimated to generate 22,587 daily trips, **which includes 1,515 trips during the AM peak hour and 2,136 trips during the PM peak hour.**

Transportation Proportionate Fair Share Analysis

The standard 4-mile radius study area was expanded as requested by staff to include impacted roadway segments outside the 4-mile radius as allowed by Section G.1.b of the Traffic Impact Study Methodology and Procedures, Appendix A of the Land Development Code. Based on the current roadway status within the study area (Transportation Analysis Spreadsheet dated 4/8/2024), the following **roadway segments have been determined to be adversely impacted at Build Out:**

Roadway Segment	Percent Capacity Utilized Total Committed Traffic (Includes pending applications in review)	Percent Capacity Utilized Total Committed plus project traffic
Link 67.2 (Holmes Blvd from CR 214 to Four Mile Rd)	107.73%	109.76%
Link 92.2 (SR 16 from West Mall Entrance to I-95)	112.07%	128.69%
Link 93.1 (SR 16 from I-95 to Inman Rd)	175.90%	183.89%
Link 93.2 (SR 16 from Inman Rd to Four Mile Rd)	165.26%	170.3%
Link 94 (SR 16 from Four Mile Road to Woodlawn Road)	107.29%	111.76%
Link 108 (SR 207 from I-95 to Wildwood Dr)	104.67%	110.94%
Link 109 (SR 207 from Wildwood Dr to Holmes Blvd)	131.52%	138.21%
Link 129 (I-95 from SR 206 to SR 207)	100.06%	102.13%
Link 131 (I-95 from SR 16 to International Golf Pkwy)	113.36%	115.96%

Deficient Roadways Map: The following map displays deficient roadway segments within the study area. Adversely impacted segments are those roadway segments within the study area that are currently over 100% of capacity (Deficient) based on total committed traffic and are impacted by project traffic at 1% or greater of the approved maximum service volume.



The concurrency review has been completed and the required proportionate fair share for Build Out has been determined to be \$56,774,295 after completion of the concurrency review, including intersection analyses.

The current status of construction and/or proportionate share commitments for the adversely impacted segments is provided in the table below. It is proposed in the companion Development Agreement that the project will construct CR 2209 from CR 208 to CR 214 to satisfy the required proportionate share for transportation mitigation at an estimated cost of approximately \$61,543,187, which exceeds the required proportionate share by approximately \$4,768,892.

Impacted Roadway Commitments

Link ID	Roadway	Improvement Needed	Estimated Improvement Costs (2024)	Current Commitments	Current Status	Project PFS
67.2	Holmes Blvd (CR 214 to Four Mile Rd)	Widen 2 to 4 Lanes (Urban)	\$30,603,297	No Commitment for 4-laning	Unfunded	\$ 913,848
92.2	SR 16 (West Mall Ent to I-95)	Widen 4 to 6 Lanes (Urban)	\$17,202,957	FDOT Interchange improvements currently under construction	Remainder Unfunded	\$5,955,707
93.1	SR 16 (I-95 to Inman Rd)	Widen 4 to 6 Lanes (Urban)	\$10,426,835	FDOT Interchange improvements currently under construction	Remainder Unfunded	\$1,735,606
93.2	SR 16 (Inman Rd to Four Mile Rd)	Widen 4 to 6 Lanes (Suburban)	\$32,055,531	No Commitment for 6-laning	Unfunded	\$3,367,860
94	SR 16 (Four Mile Rd to Woodlawn Rd)	Widen 4 to 6 Lanes	\$13,098,754	No Commitment for 6-laning	Unfunded	\$ 671,518
108	SR 207 (I-95 to Wildwood Dr)	Widen 4 to 6 Lanes	\$31,864,020	No Commitment for 6-laning	Unfunded	\$4,064,896
109	SR 207 (Wildwood Dr to Holmes Blvd)	Widen 4 to 6 Lanes	\$29,747,881	No Commitment for 6-laning	Unfunded	\$4,432,631
129	I-95 (SR 206 to SR 207)	Widen 6 to 8 Lanes	\$72,194,730	No Commitment for 8-laning	Unfunded	\$4,654,312
131	I-95 (SR 16 to IGP)	Widen 6 to 8 Lanes	\$71,062,757	No Commitment for 8-laning	Unfunded	\$5,655,144
	PFS FOR EXISTING ROADS		\$308,256,762			\$31,451,522

Proposed Mitigation (CR 2209)

	Roadway	Proposed Construction	Estimated Cost (2024)	Current Commitment	Current Status	Project PFS
PHASE 1	CR 2209 (CR 208 to PUD Boundary)	Construct 2-lanes; design 6 lane; 1.07 miles	\$17,208,562	Proposed for construction by RIC	Funded by RIC	\$11,041,270
PHASE 1	CR 2209 (PUD Boundary to Phase 1)	Construct 4-lanes; design 6-lane; 1.02 miles	\$13,074,875	Proposed for construction by RIC	Funded by RIC	\$4,019,746
PHASE 2	CR 2209 (Phase 1 to CR 214)	Construct 4-lanes; design 6-lane; 2.04 miles	\$31,259,750	Proposed for construction by RIC	Funded by RIC	\$10,261,757
	PFS FOR CR 2209		\$61,543,187			\$25,322,773
	TOTAL PFS					\$56,774,295

**Attachment 7
Updated Master
Development Plan Map
Submitted After
Completed Staff Report**

DEVELOPMENT SUMMARY

1. DEVELOPMENT PHASING PROGRAM

RESIDENTIAL	
PHASE 1	1038 SINGLE FAMILY 170 TOWNHOME 457 AGE RESTRICTED SF
PHASE 2	1039 SINGLE FAMILY 170 TOWNHOME 458 AGE RESTRICTED SF
TOTAL	3332 DWELLING UNITS

*REFER TO SECTION R, PUD TEXT. IN NO EVENT SHALL CERTIFICATES OF OCCUPANCY BE ISSUED PRIOR TO JANUARY 1, 2028, AND IN NO EVENT SHALL MORE THAN 500 CERTIFICATES OF OCCUPANCY BE ISSUED PRIOR TO JANUARY 1, 2030.

2. PROJECT AREA SUMMARY (DATA IS APPROXIMATE):

TOTAL PROJECT AREA (APPROXIMATE)	= 2673.00± Ac.
UPLANDS	= 1666.00± Ac.
WETLANDS	= 1007.00± Ac.
CR2209 WETLAND IMPACTS (MIN. APPROXIMATE)	= 24.80± Ac.
OTHER WETLAND IMPACTS (MIN. APPROXIMATE)	= 98.40± Ac.
TOTAL WETLAND IMPACTS (MIN. APPROXIMATE)	= 123.20± Ac.
WETLANDS CONSERVATION (MIN. APPROXIMATE)	= 885.70± Ac.
MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) REQUIRED	= 668.25± Ac.
MINIMUM OPEN SPACE 25% (RECREATION, BUFFERS, COMMON AREAS, ESAs, SNCH, OR EH) PROVIDED	= 1037.77± Ac.
UPLAND BUFFER ADJACENT TO WETLANDS	= 94.05± Ac.
UPLAND PRESERVATION AREAS (5% OF UPLAND NATURAL VEGETATION, NOT INCLUDING SNCH)	= 83.30± Ac.
SIGNIFICANT NATURAL HABITAT ACRES (10% OF SNCH)	TO BE DETERMINED UPON SITE VISIT
COMMUNITY/NEIGHBORHOOD PARKS (5 AC/1000 POPULATION)	3332 UNITS X 2.75PPH=9163
9.16 X 5	= 45.80± Ac.

3. BUFFER/BUILDING SETBACK

AVERAGE UPLAND BUFFER WIDTH	25'
MINIMUM UPLAND BUFFER WIDTH	15'
BUILDING SETBACK	25'

4. OPEN SPACE REQUIRED (25%)= 668.25± Ac.
OPEN SPACE PROVIDED= 1037.77± Ac.

5. PROJECT IDENTIFICATION SIGNAGE & MONUMENTATION SHALL COMPLY WITH THE PUD.

6. ADDITIONAL PARK LOCATIONS WILL BE SHOWN ON INCREMENTAL MDP'S

LEGAL DESCRIPTION

All of Section 13, Township 7 South, Range 28 East, except that part in Official Records Book 193 Page 283 of the Public Records of St. Johns County, Florida;

East ½ of Section 23, Township 7 South, Range 28 East;

All of Section 24, Township 7 South, Range 28 East;

All of Section 25, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

East ½ of Section 26 and South ½ of Southwest ¼ of Section 26, Township 7 South, Range 28 East;

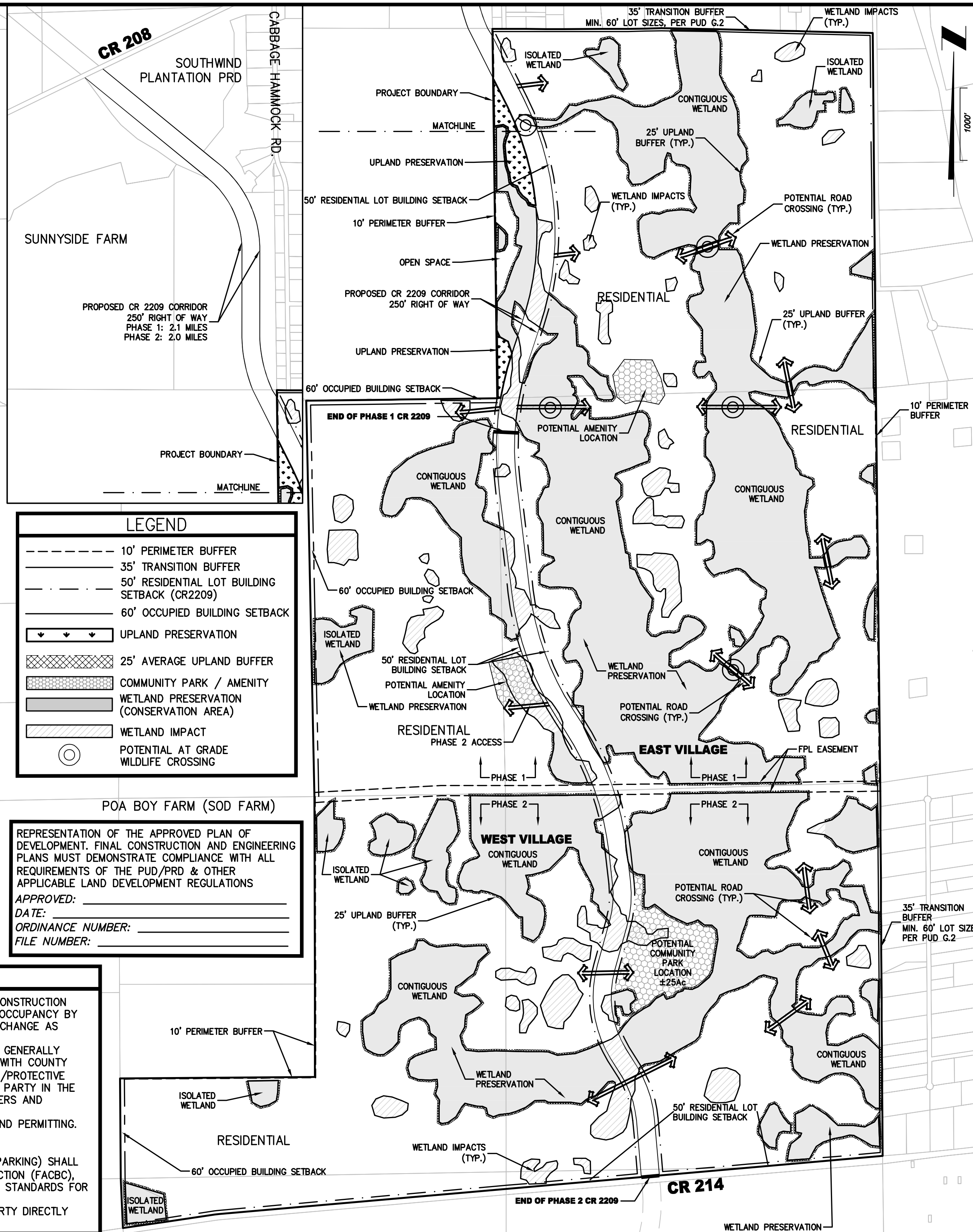
All of Section 35, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County;

All of Section 36, Township 7 South, Range 28 East, lying north of CR 214 as recorded in Deed Book 246 Page 185 of the Public Records of St. Johns County

Approved Future Land Use Map Amendments – St. Johns County Ordinance 2019–007.

GENERAL NOTES

- TEMPORARY CONSTRUCTION & SALES TRAILERS WILL BE PLACED ON SITE IN CURRENT CONSTRUCTION PHASE. TRAILERS WILL BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY. THE LOCATION OF TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND GENERALLY UNDISTURBED. DISTURBED UPLAND BUFFERS SHALL BE RE-VEGETATED IN ACCORDANCE WITH COUNTY STANDARDS. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING, AND CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFERS. UPLAND BUFFERS AND SETBACKS SHALL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 4.01.06.B.
- WETLANDS SHOWN ARE SUBJECT TO CHANGE BASED UPON FINAL JURISDICTIONAL WETLAND PERMITTING.
- ON-SITE AIR BURNING LOCATION TO BE DETERMINED IN FIELD.
- STOCKPILE LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
- ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE.
- ADDITIONAL SITE ACCESS WILL BE PROVIDED ALONG THE SOUTHERN END OF THE PROPERTY DIRECTLY ADJACENT FROM CR214, SUBJECT TO COUNTY REVIEW AND APPROVAL.



LEGEND

- 10' PERIMETER BUFFER
- 35' TRANSITION BUFFER
- 50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
- 60' OCCUPIED BUILDING SETBACK
- UPLAND PRESERVATION
- 25' AVERAGE UPLAND BUFFER
- COMMUNITY PARK / AMENITY
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- POTENTIAL AT GRADE WILDLIFE CROSSING

REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD & OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 13-116-05	DRAWN BY: MC	DESIGNED BY: RJC	CHECKED BY: KR	DATE: 7/22/24
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England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

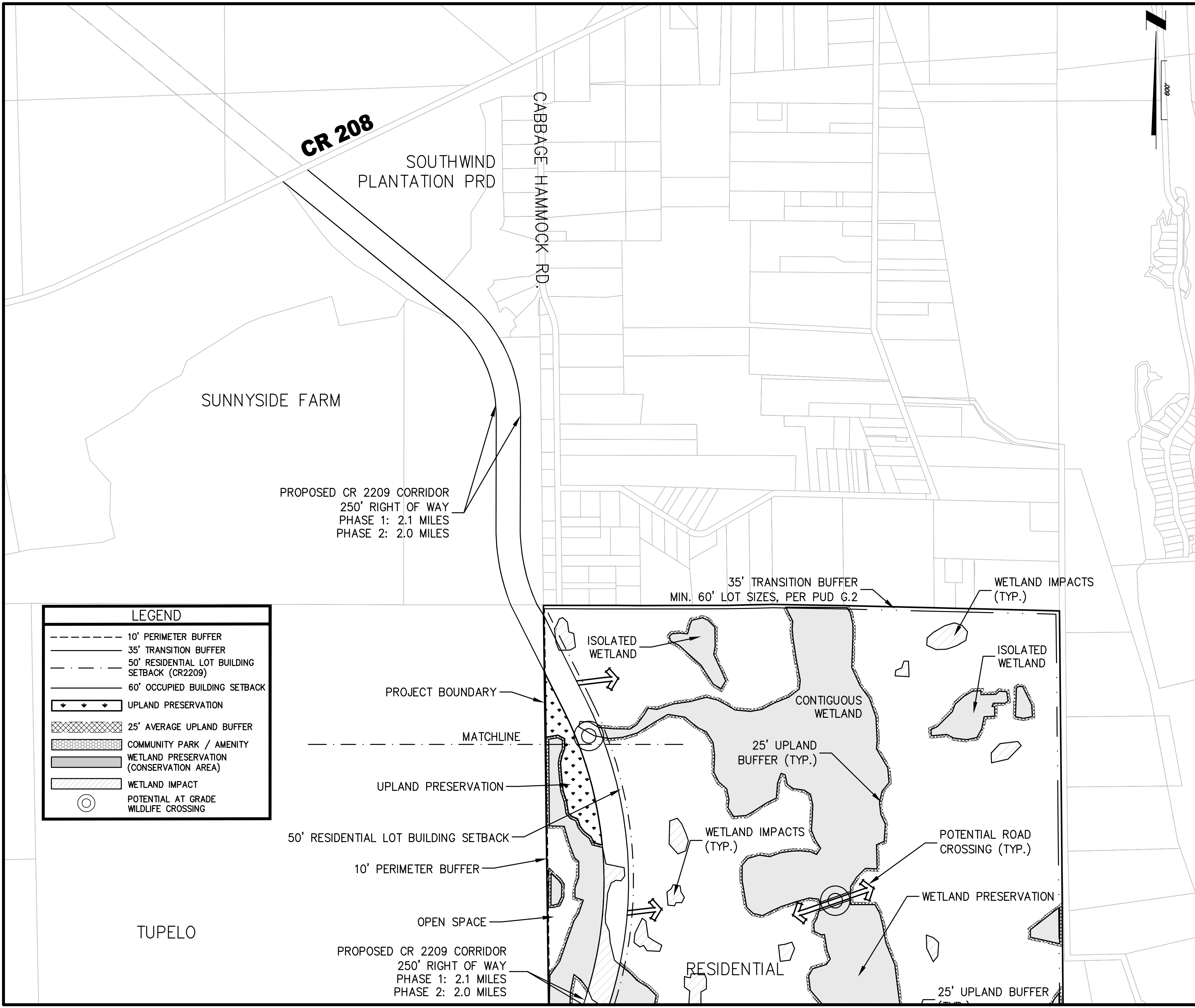
ETM
VISION - EXPERIENCE - RESULTS

MASTER DEVELOPMENT PLAN

ROBINSON TRACT

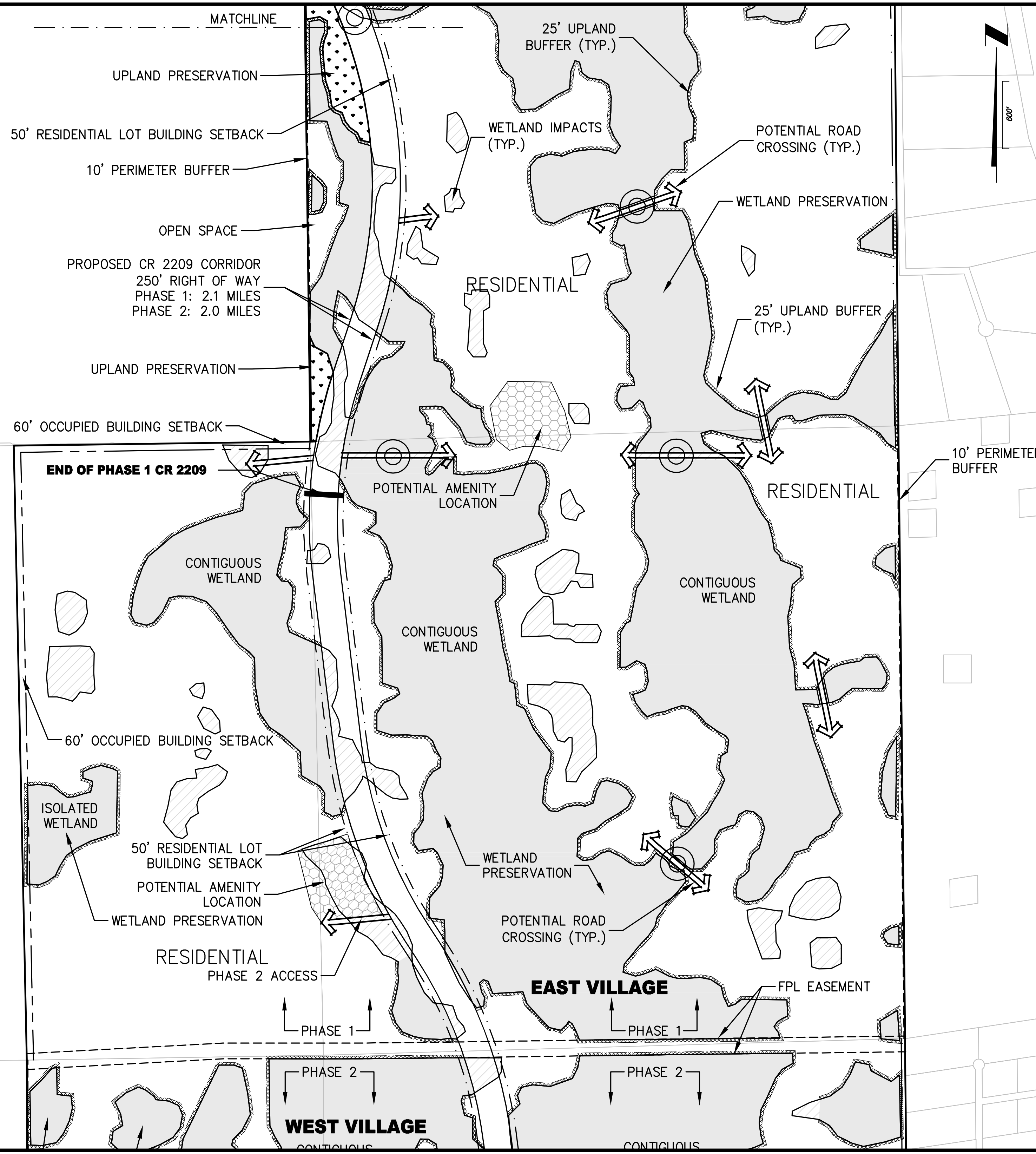
ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
1 OF 4



LEGEND	
	10' PERIMETER BUFFER
	35' TRANSITION BUFFER
	50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
	60' OCCUPIED BUILDING SETBACK
	UPLAND PRESERVATION
	25' AVERAGE UPLAND BUFFER
	COMMUNITY PARK / AMENITY
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	POTENTIAL AT GRADE WILDLIFE CROSSING

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ETM VISION - EXPERIENCE - RESULTS	
MASTER DEVELOPMENT PLAN ROBINSON TRACT ST. JOHNS COUNTY FLORIDA	
DRAWING NUMBER 2 OF 4	
ETM NO. 13-116-05 DRAWN BY: MC DESIGNED BY: RJC CHECKED BY: KR DATE: 7/22/24	REVISIONS: PLANS PREPARED UNDER THE DIRECTION OF:



TUPELO

LEGEND	
	10' PERIMETER BUFFER
	35' TRANSITION BUFFER
	50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
	60' OCCUPIED BUILDING SETBACK
	UPLAND PRESERVATION
	25' AVERAGE UPLAND BUFFER
	COMMUNITY PARK / AMENITY
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	POTENTIAL AT GRADE WILDLIFE CROSSING

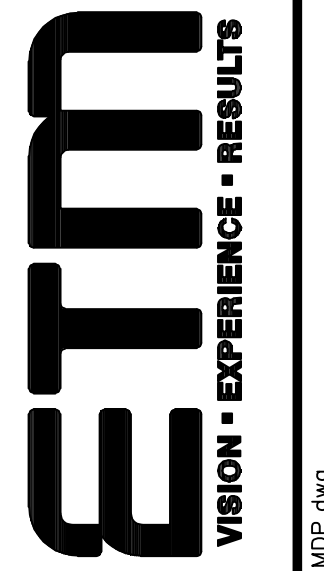
POA BOY FARM (SOD FARM)

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 13-116-05	DRAWN BY: MC	DESIGNED BY: RJC	CHECKED BY: KR	DATE: 7/22/24
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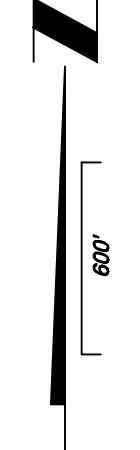
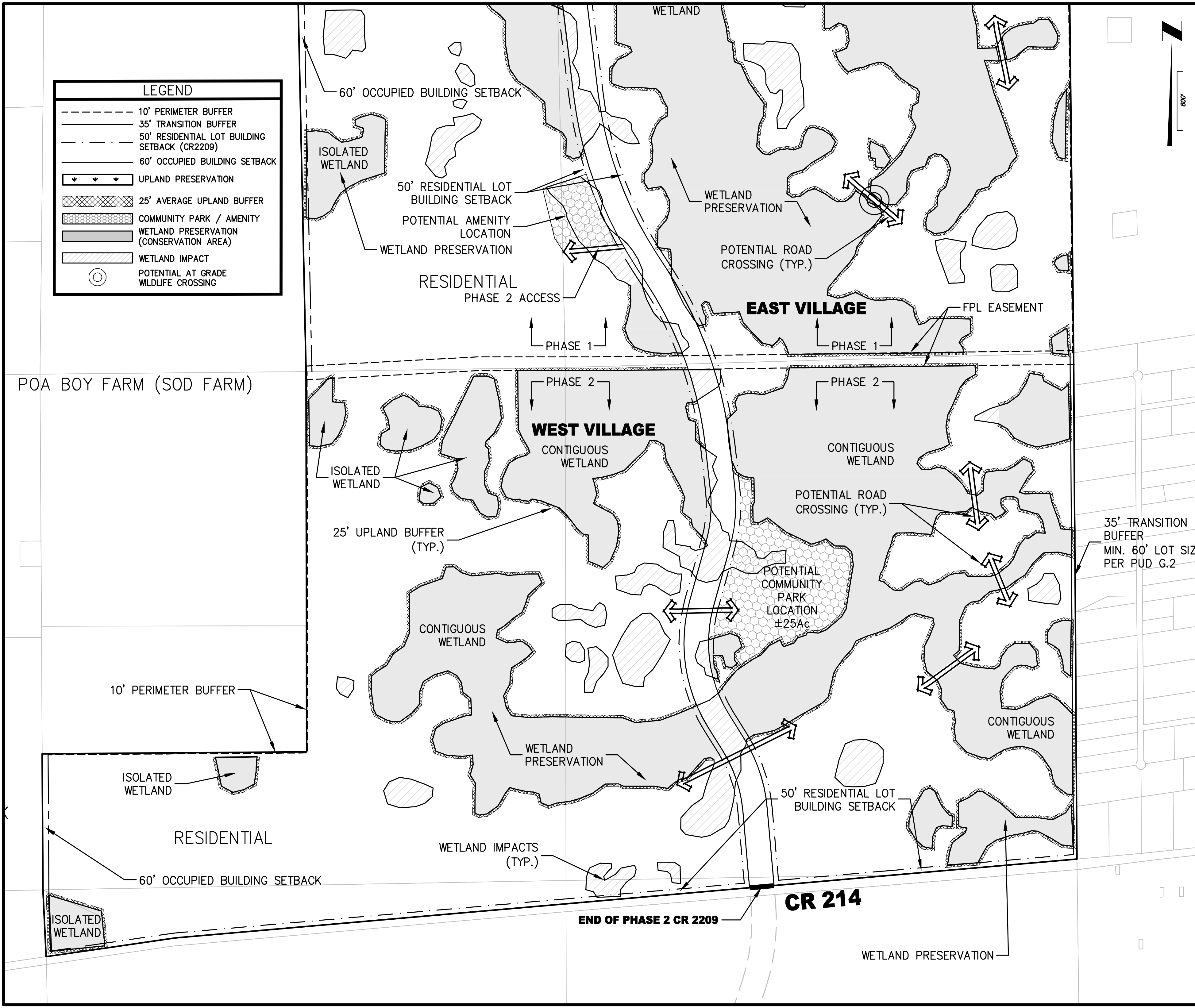


MASTER DEVELOPMENT PLAN
ROBINSON TRACT
ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
3 OF 4

LEGEND

- 10' PERIMETER BUFFER
- 35' TRANSITION BUFFER
- 50' RESIDENTIAL LOT BUILDING SETBACK (CR2209)
- 60' OCCUPIED BUILDING SETBACK
- ▼▼▼ UPLAND PRESERVATION
- ▨ 25' AVERAGE UPLAND BUFFER
- ▨ COMMUNITY PARK / AMENITY
- ▨ WETLAND PRESERVATION (CONSERVATION AREA)
- ▨ WETLAND IMPACT
- ⊙ POTENTIAL AT GRADE WILDLIFE CROSSING

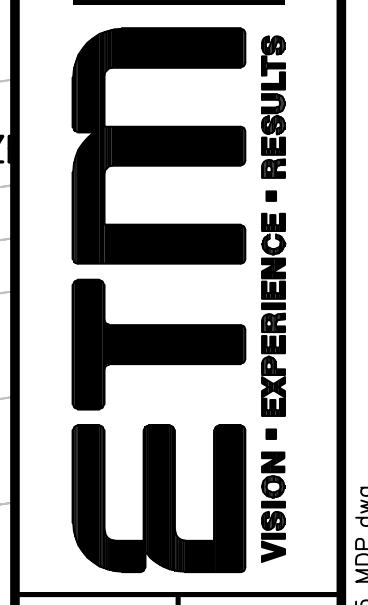


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REVISIONS:

ETM NO. 13-116-05	MC
DRAWN BY:	RUC
DESIGNED BY:	KR
CHECKED BY:	
DATE:	7/22/24

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MASTER DEVELOPMENT PLAN

ROBINSON TRACT

ST. JOHNS COUNTY FLORIDA

DRAWING NUMBER
4 OF 4

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Kristen Reed
England Thims & Miller, Inc.
14775 Old Saint Augustine RD
Jacksonville FL 32258-2463

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/26/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$328.40	
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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/17/2024 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/5/2024 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 2,673 acres of land from Open Rural (OR) to Planned Unit Development to allow for a maximum 3,332 residential dwelling units and 250,000 square feet of Retail/Commercial uses.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HERE IN AFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 2,673 ACRES OF LAND LOCATED ON NORTH OF COUNTY ROAD 214, SOUTH OF COUNTY ROAD 208, WEST OF INTERSTATE 95 AND EAST OF COUNTY ROAD 13A; PROVIDING FOR FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at North of CR 214, south of CR 208, west of I-95 and east of CR13A See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
MEAGAN PERKINS, CHAIR	SARAH ARNOLD, CHAIR
FILE NUMBER: PUD-2024000009	
PROJECT NAME: Robinson Improvement Company PUD	

